
Fwd: SSA request

1 message(s)

Date: Wed Mar 09 2016 09:42:23 GMT-0700 (MST)
From: Kazi Rizvi - 4PR1AA
To: James Thompson - 4PR1AA
CC:
ID: 1535c42a5e1a998e

fyi

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

----- Forwarded message -----

From: **Christopher Singian - 4PS1FM** <christopher.singian@gsa.gov>
Date: Wed, Mar 9, 2016 at 10:56 AM
Subject: Fwd: SSA request
To: Danny Richard - 4PMS <danny.richard@gsa.gov>
Cc: "Edwin Valle (4PSAM)" <edwin.valle@gsa.gov>, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov>

Sorry....here is the attachment.

Chris Singian
Building Management Specialist
U.S. General Services Administration (GSA)
51 SW First Ave, Suite 423
Miami, FL 33130
Main: 305-536-5751
Desk: 305-507-7741
Cell: (b) (6)
christopher.singian@gsa.gov

----- Forwarded message -----

From: **Sara Cloutier-Lowe** <slowe@canpro-opp.com>
Date: Wed, Mar 9, 2016 at 8:16 AM
Subject: RE: SSA request
To: Christopher Singian - 4PS1FM <christopher.singian@gsa.gov>
Cc: David Dawood <ddawood@canpro-opp.com>

Good Afternoon Chris

Please see attached

Sara Cloutier Lowe
Manager
Property/Leasing
Canpro Investments Ltd.
621 NW 53rd Street, Suite 100
Boca Raton, FL 33487
(561) 997-9335 office

(561) 997-5429 fax
slowe@canpro-opp.com

From: Christopher Singian - 4PS1FM [mailto:christopher.singian@gsa.gov]
Sent: Friday, March 04, 2016 1:54 PM
To: Sara Lowe <slowe@canpro-opp.com>
Subject: SSA request

Sara,

SSA has a few items that they would like done in your building.

- they are requesting if handicapped openers can be installed on the shared restrooms on the 4th floor. Would you allow this install?
- soundproofing of several offices within their space. Would you like to do this work or rather GSA do the work?

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christopher.singian@gsa.gov
1 Attachments:
[SSA Response to 3-1 and 3-4-2016.pdf](#)

SSA Boca Raton IAQ

1 message(s)

Date: Thu Feb 18 2016 10:45:31 GMT-0700 (MST)
From: Kazi Rizvi - 4PR1AA
To: Christopher Singian - 4PS1FM
CC: James Thompson - 4PR1AA
ID: 152f57d44f4d1db8

Hi Chris,
Regarding the IAQ, please see section 9.6 of the lease. Also section 8.10 deals with air filters for the HVAC. Let me know if you have any further question. Thanks

Kazi S. Rizvi
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1 Attachments:
[SSA Boca Raton - Lease LFL62453.pdf](#)

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Fwd: Canpro

4 message(s)

Date: Mon Dec 28 2015 08:52:41 GMT-0700 (MST)
From: Kazi Rizvi - 4PR1AA
To: James Thompson - 4PR1AA
CC:
ID: 151e94b401385157

fyi

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Lease Contracting Officer
GSA/PBS/Leasing Division
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[REDACTED] (b) (5)

(b) (5)

On Mon, Nov 23, 2015 at 1:13 PM, Tim Cansler <TCansler@canslerconsulting.com> wrote:

Hi Dawn:

Sorry for the delay in getting this to you.

As we briefly discussed in our last telephone call, below are the items that Canpro would like GSA and SSA to consider given the incidents that occurred at their office building and the unbearable volume of visitors (sometimes in excess of 700/day). With regards to those incidents I am attaching incident and event reports from the Boca Raton Police Department since August 2014. As I mentioned, we are all dealing with this issue because there were, and continue to be events going on at Canpro's building that are inappropriate enough for Canpro to raise concerns. The attached reports are evidence of that and I believe show a pattern, at least over the last year that there have indeed been incidents involving felons, weapons and drugs that were associated with visits to the SSA office. Given these incidents and the level of severity, as well as the large daily volume of SSA visitors I believe the items requested by Canpro are very reasonable and GSA/SSA should give them every due consideration.

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Upon the closing of any of these offices, Canpro respectfully requests immediate written notification.

4. In the event of any of the following Canpro will have the option of terminating the lease agreement with an 18-month advance notification:

- The number of visitors to the SSA office exceeds 275 persons per day over a consecutive period of 15 working days, or
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Again, given the circumstances I don't believe these requests are extraordinary and I hope GSA/SSA will give them due and timely consideration for an amicable resolution.

I look forward to hear from you.

Best regards,

Tim Cansler

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4 Attachments:

[Response reference SSA Boca Raton 12-28-15.pdf](#)

Fwd: Canpro

4 message(s)

Date: Fri Jan 15 2016 18:32:01 GMT-0700 (MST)

From: Kazi Rizvi - 4PR1AA

To: Tarali Vandervoort - 4PR1A

CC: James Thompson - 4PR1AA

ID: 15248101d95d4e25

Hi Tara,

Please see below, Dawn sent the letter to the lobbyist on December 28th. Thanks

Kazi S. Rizvi

Lease Contracting Officer

GSA/PBS/Leasing Division

7771 West Oakland Park Blvd, Suite 119

Sunrise, FL 33351

Office - 954-233-9248

(b) (5)

A large rectangular area of the document is completely redacted with black ink. The redaction covers approximately the middle third of the page's vertical space.A single line of text is redacted with black ink.A single line of text is redacted with black ink.A single line of text is redacted with black ink.A single line of text is redacted with black ink.A block of text, consisting of several lines, is redacted with black ink.

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I look forward to hear from you.

Best regards,

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4 Attachments:

[Response reference SSA Boca Raton 12-28-15.pdf](#)

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From: Dawn Norman - 4PR [<mailto:dawn.norman@gsa.gov>]
Sent: Monday, November 23, 2015 3:20 PM
To: Walker, Janet RO Atlanta
Subject: Fwd: Canpro

Hi ya. Got a bounce back on your email. Got the update from Jahmal... :-)

Happy Thanksgiving, if I don't talk to you before. (22 work days, and counting for me...)

Dawn Norman | Director
Leasing Division (4PR) | Southeast Sunbelt Region
U.S. General Services Administration
77 Forsyth Street | Atlanta, GA 30303
O: 404-331-1820 | C: (b) (6)
Dawn.Norman@gsa.gov

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From: **Tim Cansler** <TCansler@canslerconsulting.com>

Date: Mon, Nov 23, 2015 at 1:13 PM

Subject: Canpro

To: "dawn.norman@gsa.gov" <dawn.norman@gsa.gov>

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(b) (5)

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From: **Walker, Janet RO Atlanta** <Janet.Walker@ssa.gov>

Date: Tue, Nov 24, 2015 at 1:08 PM

Subject: REPLY: CanPro

To: Dawn Norman - 4PR <dawn.norman@gsa.gov>

Cc: "Walker, Janet RO Atlanta" <Janet.Walker@ssa.gov>, "Cleveland, TaMika A." <TaMika.A.Cleveland@ssa.gov>, "Cason, Terri" <Terri.Cason@ssa.gov>, "Hall, Stacey" <Stacey.Hall@ssa.gov>, "Epley, Len" <Len.Epley@ssa.gov>, "McDaniel, Reginald" <Reginald.McDaniel@ssa.gov>, ||ATL MOS <ATL.MOS@ssa.gov>, ||ATL ORC <ATL.ORC@ssa.gov>

Dawn,

I appreciate the information and the ongoing negotiations between CanPro and GSA. SSA's responses to the CanPro's proposals follow:

1. SSA's facility hours are set nationally and will remain unchanged.
2. SSA does not agree to amend the lease to include rules and regulations that were not part of the original negotiation of space.
3. If any SSA facility permanently closes the Agency does a public outreach campaign, advising the local media as well as the customers within the service area. At a point where SSA shares closing information with GSA, if GSA determines that sharing this information is not a breach of procurement policy, GSA may choose to advise CanPro of any SSA closing, as a courtesy.
4. Per our current lease we cannot and do not agree to 4a), 4b), 4c).
 - a. Our lease with CanPro does not limit the number of visitors per day.
 - b. SSA, as any other tenant, retains control of its space and will not relinquish this to a lobby concierge controlled by CanPro. SSA ensures capacity is not exceeded.
 - c. It is an unrealistic expectation to hold SSA accountable for any incident that occurs outside of SSA controlled space.

Thanks,

Janet

From: Dawn Norman - 4PR [<mailto:dawn.norman@gsa.gov>]

Sent: Monday, November 23, 2015 3:20 PM

To: Walker, Janet RO Atlanta

Subject: Fwd: Canpro

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Leasing Division (4PR) | Southeast Sunbelt Region

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From: **Walker, Janet RO Atlanta** <Janet.Walker@ssa.gov>

Date: Tue, Nov 24, 2015 at 1:08 PM

Subject: REPLY: CanPro

To: Dawn Norman - 4PR <dawn.norman@gsa.gov>

Cc: "Walker, Janet RO Atlanta" <Janet.Walker@ssa.gov>, "Cleveland, TaMika A." <TaMika.A.Cleveland@ssa.gov>, "Cason, Terri" <Terri.Cason@ssa.gov>, "Hall, Stacey" <Stacey.Hall@ssa.gov>, "Epley, Len" <Len.Epley@ssa.gov>, "McDaniel, Reginald" <Reginald.McDaniel@ssa.gov>, ||ATL MOS <ATL.MOS@ssa.gov>, ||ATL ORC <ATL.ORC@ssa.gov>

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[REDACTED]

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Date: Mon, Nov 23, 2015 at 1:13 PM

Subject: Canpro

To: "dawn.norman@gsa.gov" <dawn.norman@gsa.gov>

Hi Dawn:

Sorry for the delay in getting this to you.

As we briefly discussed in our last telephone call, below are the items that Canpro would like GSA and SSA to consider given the incidents that occurred at their office building and the unbearable volume of visitors (sometimes in excess of 700/day). With regards to those incidents I am attaching incident and event reports from the Boca Raton Police Department since August 2014. As I mentioned, we are all dealing with this issue because there were, and continue to be events going on at Canpro's building that are inappropriate enough for Canpro to raise concerns. The attached reports are evidence of that and I believe show a pattern, at least over the last year that there have indeed been incidents involving felons, weapons and drugs that were associated with visits to the SSA office. Given these incidents and the level of severity, as well as the large daily volume of SSA visitors I believe the items requested by Canpro are very reasonable and GSA/SSA should give them every due consideration.

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Upon the closing of any of these offices, Canpro respectfully requests immediate written notification.

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- The number of visitors to the SSA office exceeds 275 persons per day over a consecutive period of 15 working days, or
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Again, given the circumstances I don't believe these requests are extraordinary and I hope GSA/SSA will give them due and timely consideration for an amicable resolution.

I look forward to hear from you.

Best regards,

Tim Cansler
CANSLER CONSULTING
9711 Washingtonian Boulevard
Suite 550
Gaithersburg, MD 20878

601 Pennsylvania Avenue, NW
Suite 900 South Building
Washington, DC 20004

MD O (301)978-3030
DC O (202)220-3150
C (b) (6)
F (888)252-5560

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[REDACTED]

[REDACTED]

[REDACTED]

On Wed, Dec 16, 2015 at 3:59 PM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:

Good afternoon Dawn,
Nicole and I drafted the response letter for your review and signature. Please let me know your thoughts. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

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[REDACTED]

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[REDACTED]

[REDACTED]

(b) (5)

On Thu, Dec 10, 2015 at 9:25 AM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:
Ok, not a problem. Thanks

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

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[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

(b) (5)

On Wed, Nov 25, 2015 at 9:27 AM, Dawn Norman - 4PR <dawn.norman@gsa.gov> wrote:

Hi - We would like to set up an internal Government call with SSA and GSA to discuss this. Mike Goodwin would like to see if we can explore any areas of negotiation in this case.

Some possible times:

Wed 12/2 between 10am and 2pm

Fri 12/4 anytime

Tue 12/8 anytime (between 10 and 3 is preferred)

Fri 12/11 anytime

Please let me know what works, and I'll send a calendar invite.

Thanks

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region

U.S. General Services Administration

77 Forsyth Street | Atlanta, GA 30303

O: 404-331-1820 | C: (b) (6)

Dawn.Norman@gsa.gov

-

From: **Walker, Janet RO Atlanta** <Janet.Walker@ssa.gov>

Date: Tue, Nov 24, 2015 at 1:08 PM

Subject: REPLY: CanPro

To: Dawn Norman - 4PR <dawn.norman@gsa.gov>

Cc: "Walker, Janet RO Atlanta" <Janet.Walker@ssa.gov>, "Cleveland, TaMika A."

<TaMika.A.Cleveland@ssa.gov>, "Cason, Terri" <Terri.Cason@ssa.gov>, "Hall, Stacey"

<Stacey.Hall@ssa.gov>, "Epley, Len" <Len.Epley@ssa.gov>, "McDaniel, Reginald"

<Reginald.McDaniel@ssa.gov>, ||ATL MOS <ATL.MOS@ssa.gov>, ||ATL ORC <ATL.ORC@ssa.gov>

Dawn,

I appreciate the information and the ongoing negotiations between CanPro and GSA. SSA's responses to the CanPro's proposals follow:

1. SSA's facility hours are set nationally and will remain unchanged.
2. SSA does not agree to amend the lease to include rules and regulations that were not part of the original negotiation of space.

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 - c. It is an unrealistic expectation to hold SSA accountable for any incident that occurs outside of SSA controlled space.

Thanks,

Janet

From: Dawn Norman - 4PR [<mailto:dawn.norman@gsa.gov>]
Sent: Monday, November 23, 2015 3:20 PM
To: Walker, Janet RO Atlanta
Subject: Fwd: Canpro

Hi ya. Got a bounce back on your email. Got the update from Jahmal... :-)

Happy Thanksgiving, if I don't talk to you before. (22 work days, and counting for me...)

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region
U.S. General Services Administration
77 Forsyth Street | Atlanta, GA 30303
O: 404-331-1820 | C: (b) (6)
Dawn.Norman@gsa.gov

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[Redacted]

----- Forwarded message -----

From: **Tim Cansler** <TCansler@canslerconsulting.com>

Date: Mon, Nov 23, 2015 at 1:13 PM

Subject: Canpro

To: "dawn.norman@gsa.gov" <dawn.norman@gsa.gov>

Hi Dawn:

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Fwd: REPLY: CanPro

8 message(s)

Date: Fri Jan 15 2016 14:05:05 GMT-0700 (MST)
From: Tarali Vandervoort - 4PR1A
To: Jamie Thompson , Kazi Rizvi - 4PR1AA
CC:
ID: 152471b6ddf8c94e

Jamie and Kazi,

Did you see anything after this message regarding this letter prior to Dawn's departure. I just want to make sure this doesn't fall through the cracks. If she sent it out then I will just follow up with the agency. If she didn't send it out then I will send it out. I didn't see any other communication regarding this letter after the message below and was not copied when this was sent to the agency.

Did you see anything?

Thank you,

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
U.S. General Services Administration
GSA-PBS Leasing Division
7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351
O: 954-233-8390 | C: (b) (6) | F: 954-356-7675
tarali.vandervoort@gsa.gov | www.gsa.gov

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[REDACTED] (b) (5)

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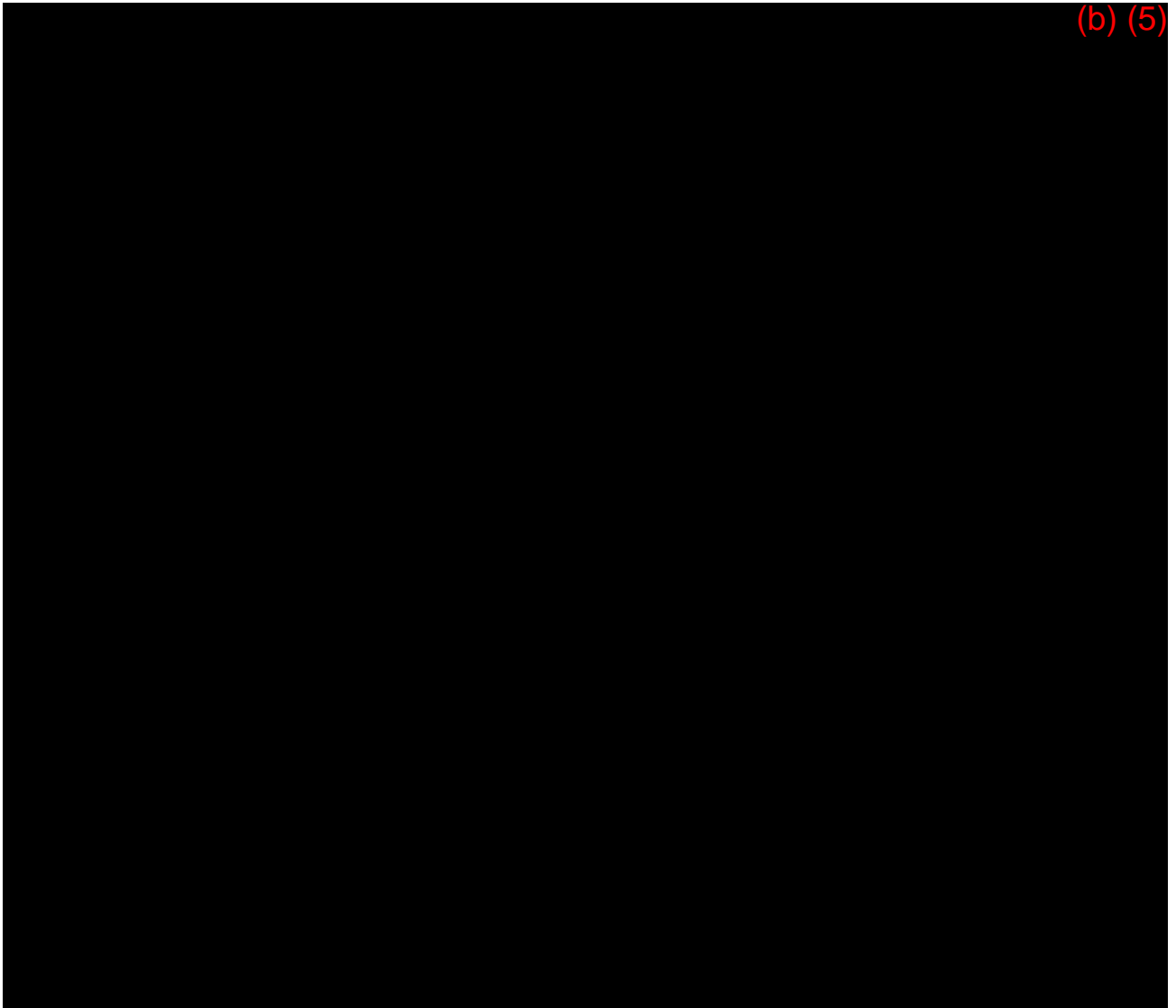
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(b) (5)

Fwd: SSA Boca FPS- Site Visit - Facility Security Assessment FL1035

1 message(s)

Date: Mon Oct 26 2015 09:11:29 GMT-0600 (MDT)
From: Kazi Rizvi - 4PR1AA
To: James Thompson - 4PR1AA
CC:
ID: 150a4b4e260fcfce

fyi- tomorrow morning, I will be with FPS for their inspection of SSA Boca location, I don't expect any problem. Thanks

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

----- Forwarded message -----

From: **Kazi Rizvi - 4PR1AA** <kazi.rizvi@gsa.gov>
Date: Fri, Oct 23, 2015 at 6:54 PM
Subject: Re: FPS- Site Visit - Facility Security Assessment FL1035
To: "Calejo, Vanessa L" <vanessa.l.calejo@hq.dhs.gov>

At the leased site will be best, thanks

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Oct 23, 2015, at 6:29 PM, Calejo, Vanessa L <vanessa.l.calejo@hq.dhs.gov> wrote:

Do you want to meet up in Boca? Or right here In Oakland park? (I live off of Oakland)... let me know what works for you. Thank you.

Respectfully,
Inspector Vanessa L. Calejo
Department of Homeland Security
Federal Protective Service
299 E. Broward Boulevard, Suite 320
Fort Lauderdale, FL 33301
(b) (6) Cell

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Friday, October 23, 2015 6:05 PM
To: Calejo, Vanessa L

Subject: Re: FPS- Site Visit - Facility Security Assessment FL1035

I could be at the site around 9 am, hope that works for you.

Thank you and have a great weekend

Kazi S. Rizvi
Lease Contracting Officer
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7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Oct 23, 2015, at 2:39 PM, Calejo, Vanessa L <vanessa.l.calejo@hq.dhs.gov> wrote:

Tuesday morning would work, want me to meet you at 7771 W. Oakland Park Blvd early morning?

Respectfully,
Inspector Vanessa L. Calejo
Department of Homeland Security
Federal Protective Service
299 E. Broward Boulevard, Suite 320
Fort Lauderdale, FL 33301
[REDACTED] (b) (6) Cell

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Thursday, October 22, 2015 5:14 PM
To: Calejo, Vanessa L
Subject: Re: FPS- Site Visit - Facility Security Assessment FL1035

I'm off tomorrow, I could be there next Tuesday morning, will that work for you?

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Thu, Oct 22, 2015 at 4:57 PM, Calejo, Vanessa L <vanessa.l.calejo@hq.dhs.gov> wrote:
Will you be in tomorrow? I would love to stop by.

From: Kazi Rizvi - 4PR1AA
Sent: Thursday, October 22, 2015 4:51:30 PM
To: Calejo, Vanessa L
Subject: Re: FW: FPS- Site Visit - Facility Security Assessment FL1035

Hi,
I just called you, I'm guessing you are still in training. Anyway, I just wanted to let you know that this Lessor had a lawsuit against us and claimed that SSA visitors were making the place dangerous for his other tenants. This Lessor just wants us out of his building so he makes up all sorts of allegations. We denied his claim; he never provided any evidence for any of his allegations so when you do your visit, please know that the Lessor might tell you things that has no merits. If you want, I could try to accompany you on the site visit. Please let me know. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351

Office - 954-233-9248

On Tue, Oct 20, 2015 at 12:27 PM, Calejo, Vanessa L <vanessa.l.calejo@hq.dhs.gov> wrote:
Thank you so much for reaching out.

From: Kazi Rizvi - 4PR1AA
Sent: Tuesday, October 20, 2015 12:09:45 PM
To: Calejo, Vanessa L
Subject: Fwd: FW: FPS- Site Visit - Facility Security Assessment FL1035

Hi inspector Calejo,
We just spoke about the SSA Boca Raton leased space, I will call you Thursday and give you some background info. Thank you and speak to you soon.

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

----- Forwarded message -----

From: **James Thompson - 4PR1AA** <james.f.thompson@gsa.gov>
Date: Tue, Oct 20, 2015 at 11:24 AM
Subject: Re: FW: FPS- Site Visit - Facility Security Assessment FL1035
To: Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov>

I think in this case we may want to discuss our situation with FPS. Let them know what is going on.

Jamie Thompson
Section Chief
Leasing Division
954-233-8381
7771 W. Oakland Park Blvd
Sunrise FL 33351

On Mon, Oct 19, 2015 at 9:54 AM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:
Please see below, I thought GSA coordinates FPS inspections, should we get involved? any thoughts. Thanks

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

----- Forwarded message -----

From: **Sara Cloutier-Lowe** <slowe@canpro-opp.com>
Date: Mon, Oct 19, 2015 at 9:43 AM
Subject: FW: FPS- Site Visit - Facility Security Assessment FL1035
To: kazi.rizvi@gsa.gov

Good Morning Kazi

I received the email below last week, prior to responding will you please confirm the authenticity of the sender.

Sincerely,

Sara Cloutier Lowe
Manager

Property/Leasing

Canpro Investments Ltd.

621 NW 53rd Street, Suite 100

Boca Raton, Fl. 33487

(561) 997-9335 office

(561) 997-5429 fax

slowe@canpro-opp.com

From: Calejo, Vanessa L [mailto:vanessa.l.calejo@hq.dhs.gov]

Sent: Wednesday, October 14, 2015 11:36 AM

To: slowe@canpro-opp.com

Subject: FPS- Site Visit - Facility Security Assessment FL1035

Importance: High

Good Morning Ms. Cloutier Lowe,

I received your contact information from the District Manager Ms. Gonyer. My name is Vanessa Calejo, Inspector with Federal Protective Service, Department of Homeland Security. I just wanted to touch base with you and advise you, we just received our FY2016 list for Facility Security Assessments for the year. Your facility is on it! ☺ This means you will be seeing my co-workers and I more frequently. We will look at the building as a whole, talk to a few of the private entities, building management/ property management, and take an overall look at the security of the facility more or less for the federal space. The first step in the FSA process is a Site Visit (which I have met with our Federal Tenants. Do you or your staff have any security concerns for the facility? I look forward to speaking with you. Let me know if you have any questions about the Facility Security Assessments for FPS, feel free to reach out as my contact info is below. Thank you very much for your time and consideration to these matters, it is greatly appreciated. Enjoy the rest of your week. Thanks again. I have attached a property management/ building owner/ security worksheets for completion. If it is easier please give me a call and I will follow up, and or answer them via phone. I know time is critical, as my deadline is approaching quickly. Do you happen to have the contact information for the building engineer? I have attached the questionnaire as well. Thanks again.

Respectfully,

Inspector Vanessa L. Calejo

Department of Homeland Security

Federal Protective Service

299 E. Broward Boulevard, Suite 320

Fort Lauderdale, FL 33301

(b) (6) Cell

Letter from Canpro Investments, Ltd.

2 message(s)

Date: Thu Oct 15 2015 14:12:36 GMT-0600 (MDT)

From: Ofer Drucker

To: "Idawn.norman@gsa.gov" , "Tarali.Vandervoort@gsa.gov" , "James.F.Thompson@gsa.gov" , Kazi Rizvi - 4PR1AA

CC: "rmanella@hinshawlaw.com" , "ESegarra@hinshawlaw.com"

ID: 1506d21d8fcd6c71

Please find enclosed a letter from Canpro Investments, Ltd. in regards to the Social Security Administration office at One Park Place, Boca Raton, FL.

Sincerely,

Ofer Drucker

Vice President, Finance

Canpro Investments Ltd.

T.: (514) 282-1155

2 Attachments:

[Letter from Canpro Investments \(10.15.2015\).pdf](#)

[REDACTED] (b) (5)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

----- Forwarded message -----

From: **Ofer Drucker** <odrucker@canpro.ca>

Date: Thu, Oct 15, 2015 at 4:12 PM

Subject: Letter from Canpro Investments, Ltd.

To: "ldawn.norman@gsa.gov" <ldawn.norman@gsa.gov>, "Tarali.Vandervoort@gsa.gov" <Tarali.Vandervoort@gsa.gov>, "James.F.Thompson@gsa.gov" <James.F.Thompson@gsa.gov>, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov>

Cc: "rmanella@hinshawlaw.com" <rmanella@hinshawlaw.com>, "ESegarra@hinshawlaw.com" <ESegarra@hinshawlaw.com>

Please find enclosed a letter from Canpro Investments, Ltd. in regards to the Social Security Administration office at One Park Place, Boca Raton, FL.

Sincerely,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

2 Attachments:

[Letter from Canpro Investments \(10.15.2015\).pdf](#)

(b) (5)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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(b) (5)

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(b) (5)

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

6 message(s)

fyi- forgot to cc you.

Kazi S. Rizvi
Lease Contracting Officer

GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

(b) (5)

On Thu, Sep 10, 2015 at 4:55 PM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:

Yes, let's schedule it for Thursday at 2 pm which would provide enough time for Lynn to drive down to Boca Raton. When you get a chance, please provide Lynn's contact information. Thank you

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On Thu, Sep 10, 2015 at 4:34 PM, McDaniel, Reginald <Reginald.McDaniel@ssa.gov> wrote:

Kazi,

Lynn Jones is available on 9/17 (Thursday), but has a walk through from 9am-12pm in WPB, so it would need to be 1pm or later.

Please confirm with CMR if this works for you.

Reginald for Janet,

From: Kazi Rizvi - 4PR1AA [mailto:kazi.rizvi@gsa.gov]

Sent: Thursday, September 10, 2015 11:25 AM

To: McDaniel, Reginald

Subject: Fwd: SSA Boca Raton - drive by survey

Please see below, some reason I got a delivery error message.

Kazi S. Rizvi

Lease Contracting Officer


GSA/PBS/Leasing Division

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(b) (5)

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On Mon, Sep 21, 2015 at 12:43 PM, Hobbs, Janet RO Atlanta <Janet.Hobbs@ssa.gov> wrote:

Kazi,

Thanks for you follow through on these properties. I believe we should have another discussion including OGC before reaching to the lessor out at that point. I believe we should proceed cautiously before going outside of our organizations. Also, not sure if anyone mentioned the potential flooding issue with this property, but we did notice standing water in one of the pictures earlier. This may be an issue down the road.

Dawn, your thoughts?

Janet

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Lease Contracting Officer

GSA/PBS/Leasing Division

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----- Forwarded message -----

From: **Mike Goodwin - 4P** <michael.goodwin@gsa.gov>

Date: Fri, Sep 4, 2015 at 9:08 AM

Subject: SSA Lease - Boca Raton

To: Michael Gelber - PD <michael.gelber@gsa.gov>, Tim Cansler <tcansler@canslerconsulting.com>

Cc: Dawn Norman - 4PR <dawn.norman@gsa.gov>, JD Dennis - 4P <johnm.dennis@gsa.gov>

Gentlemen,

Yesterday our GSA Region 4 Leasing Director, Attorney and SSA representative met with the VP CanPro and their attorneys to discuss the SSA lease in Boca Raton. Prior to the meeting, GSA and SSA toured the facility and found no evidence of the concerns being raised by CanPro. It is my understanding that since we opened the West Palm Beach location, the over crowding and loitering concerns have been alleviated.

Irregardless, our team actively listened to CanPro's concerns and shared our perspective. The bottom line is that CanPro wants SSA out of the building. There are no legal grounds to terminate the lease. CanPro has offered to relocate SSA to another location at their expense. In the spirit of cooperation we informed CanPro, we will review alternate sites presented by their broker with SSA to determine the viability of this option.

In the event that one or more of the properties presented could work, our next step would be to go to CanPro with an estimate of costs (move, Tenant Improvements, increased rent, etc.) If CanPro is still agreeable, we would have to conduct a proper procurement (ad, market survey, RLP process, negotiations, DID development, etc.) so we are still looking at 18 months before they would be able to move out of the building.

I will continue to keep you posted following review of the alternate sites.

(b) (5)

(b) (5)

----- Forwarded message -----

From: **Tim Cansler** <TCansler@canslerconsulting.com>

Date: Fri, Sep 4, 2015 at 11:33 AM

Subject: Re: SSA Lease - Boca Raton

To: Mike Goodwin - 4P <michael.goodwin@gsa.gov>, Michael Gelber - PD <michael.gelber@gsa.gov>

Cc: Dawn Norman - 4PR <dawn.norman@gsa.gov>, JD Dennis - 4P <johnm.dennis@gsa.gov>

Mike:

Thank you for the quick turnaround on the meeting and spirit of cooperation in attempting to resolve the issues surrounding the SSA lease at One Park Place in Boca Raton. With regard to your comment on the temporary location in West Palm Beach and as I indicated in our previous conversation, despite the opening of West Palm Beach office the overcrowding and incidents continue. In fact Canpro has been monitoring the volume and related incidents for nearly a year which gives a better picture of what's actually occurring. I understand your team spent a few hours touring the building. We appreciate them doing so. After touring the building I'm sure your team can attest that a ground floor level and private entry would be more conducive and convenient for SSA visitors. I hope that as GSA deliberates on the alternative sites provided by Canpro and other alternative locations GSA may already possess, you will take this into consideration.

Again, your timely response and spirit of cooperation are deeply appreciated and I trust that as the dialogue continues a favorable outcome can be achieved with minimum disruptions of SSA service and little to no cost to taxpayers.

Best regards,

Tim Cansler

From: [Mike Goodwin - 4P](#)

Sent: Friday, September 4, 2015 9:08 AM

To: [Michael Gelber - PD](#), [Tim Cansler](#)

Cc: [Dawn Norman - 4PR](#), [JD Dennis - 4P](#)

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(b) (5)

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Fwd: SSA- Boca Raton - meeting request

24 message(s)

Date: Mon Aug 17 2015 12:38:35 GMT-0600 (MDT)
From: Kazi Rizvi - 4PR1AA
To: Tarali Vandervoort - 4PR1A
CC: James Thompson - 4PR1AA
ID: 14f3cf55830f5920

FYI

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

----- Forwarded message -----

From: **Ofer Drucker** <odrucker@canpro.ca>
Date: Mon, Aug 17, 2015 at 2:01 PM
Subject: RE: SSA- Boca Raton - meeting request
To: "kazi.rizvi@gsa.gov" <kazi.rizvi@gsa.gov>
Cc: Sara Lowe <slowe@canpro-opp.com>

Good afternoon Mr. Rizvi,

For future reference, please direct all communication relating to the GSA/SSA lease at One Park Place to my attention.

In regards to your proposed meeting, our team is available for a meeting at 10:30am on Thursday. Please let us know if this time works and who will be present at the meeting on behalf of GSA. We look forward to the meeting.

Sincerely,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Sara Cloutier-Lowe [<mailto:slowe@canpro-opp.com>]
Sent: Monday, August 17, 2015 1:17 PM
To: Ofer Drucker
Subject: FW: SSA- Boca Raton - meeting request

Ofer

This just came in.

Sara

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Monday, August 17, 2015 1:15 PM
To: slowe@canpro-opp.com
Subject: SSA- Boca Raton - meeting request

Hello Sara,
GSA would like to hold a meeting with the Lessor to discuss his current concerns with our SSA lease. Please let me know your team's availabilities for this week, we would prefer either this Wednesday or Thursday. Thank you and hope to hear from you soon.
Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

[Click here to report this message as SPAM](#)

-- Powered by ATERA Networks --

Fwd: Re: SSA- Boca Raton - meeting request

24 message(s)

Date: Mon Aug 17 2015 17:24:41 GMT-0600 (MDT)
From: Tarali Vandervoort - 4PR1A
To: Kazi Rizvi - 2P1PRN
CC: James Thompson
ID: 14f3dfaaadd5108e

Kazi,
See below....are they available at 1 pm or a day early in the week next week?
Tarali (Tara) Vandervoort

(b) (5)



On Mon, Aug 17, 2015 at 3:41 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:
I copied her in my original response to your message to you this morning.

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
U.S. General Services Administration
GSA-PBS Leasing Division
7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351

O: 954-233-8390 | C: (b) (6) | F: 954-356-7675
tarali.vandervoort@gsa.gov | www.gsa.gov

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I haven't heard from Nicole. Can you reach out to her?

I'll check with Janet. I'll have to see what kind of travel I can set up. Will try.

Dawn Norman | Director
Leasing Division (4PR) | Southeast Sunbelt Region
U.S. General Services Administration
77 Forsyth Street | Atlanta, GA 30303
O: 404-331-1820 | C: (b) (6)
Dawn.Norman@gsa.gov

On Mon, Aug 17, 2015 at 3:37 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:
Hi Dawn,

Please see below....will this Thursday at 10 am work for you? Will Nicole be attending?

Thank you,

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
U.S. General Services Administration
GSA-PBS Leasing Division
7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351
O: 954-233-8390 | C: (b) (6) | F: 954-356-7675
tarali.vandervoort@gsa.gov | www.gsa.gov

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From: **Kazi Rizvi - 4PR1AA** <kazi.rizvi@gsa.gov>
Date: Mon, Aug 17, 2015 at 2:38 PM
Subject: Fwd: SSA- Boca Raton - meeting request
To: Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov>
Cc: James Thompson - 4PR1AA <james.f.thompson@gsa.gov>

FYI

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

----- Forwarded message -----

From: **Ofer Drucker** <odrucker@canpro.ca>
Date: Mon, Aug 17, 2015 at 2:01 PM
Subject: RE: SSA- Boca Raton - meeting request
To: "kazi.rizvi@gsa.gov" <kazi.rizvi@gsa.gov>
Cc: Sara Lowe <slowe@canpro-opp.com>

Good afternoon Mr. Rizvi,

For future reference, please direct all communication relating to the GSA/SSA lease at One Park Place to my attention.

In regards to your proposed meeting, our team is available for a meeting at 10:30am on Thursday. Please let us know if this time works and who will be present at the meeting on behalf of GSA. We look forward to the meeting.

Sincerely,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Sara Cloutier-Lowe [<mailto:slowe@canpro-opp.com>]
Sent: Monday, August 17, 2015 1:17 PM
To: Ofer Drucker
Subject: FW: SSA- Boca Raton - meeting request

Ofer

This just came in.

Sara

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Monday, August 17, 2015 1:15 PM
To: slowe@canpro-opp.com
Subject: SSA- Boca Raton - meeting request

Hello Sara,

GSA would like to hold a meeting with the Lessor to discuss his current concerns with our SSA lease. Please let me know your team's availabilities for this week, we would prefer either this Wednesday or Thursday. Thank you and hope to hear from you soon.

Kazi S. Rizvi
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Office - 954-233-9248

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Re: SSA- Boca Raton - meeting request

24 message(s)

Date: Mon Aug 17 2015 18:44:21 GMT-0600 (MDT)
From: Kazi Rizvi - 4PR1AA
To: Tarali Vandervoort - 4PR1A
CC: James Thompson
ID: 14f3e439e97a28ea

I emailed the Lessor, once I hear back, I will let you know. Good night

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Aug 17, 2015, at 7:24 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:

Kazi,
See below....are they available at 1 pm or a day early in the week next week?
Tarali (Tara) Vandervoort

(b) (5)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On Mon, Aug 17, 2015 at 3:41 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:
I copied her in my original response to your message to you this morning.

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
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FYI

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To: "kazi.rizvi@gsa.gov" <kazi.rizvi@gsa.gov>

Cc: Sara Lowe <slowe@canpro-opp.com>

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Sincerely,

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Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Sara Cloutier-Lowe [<mailto:slowe@canpro-opp.com>]
Sent: Monday, August 17, 2015 1:17 PM
To: Ofer Drucker
Subject: FW: SSA- Boca Raton - meeting request

Ofer

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Sara

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Office - 954-233-9248

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Fwd: SSA- Boca Raton - meeting request

24 message(s)

Date: Tue Aug 18 2015 11:17:12 GMT-0600 (MDT)
From: Kazi Rizvi - 4PR1AA
To: Tarali Vandervoort - 4PR1A
CC: James Thompson - 4PR1AA

ID: 14f41d12e8e248f2

Hi Tara,
Please see below email from the Lessor, he will try to be there in person, I guess 10 am still would be an issue but we should be able to push that to 1 pm. Please let me know if that will work for Dawn and Nicole.

Regards,

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

----- Forwarded message -----

From: **Ofer Drucker** <odrucker@canpro.ca>
Date: Tue, Aug 18, 2015 at 11:58 AM
Subject: RE: SSA- Boca Raton - meeting request
To: Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov>

Mr. Rizvi,

In light of your scheduling limitations, I propose a meeting next Tuesday, August 25th at 10 a.m. I will make efforts to attend that meeting as well.

Please note that we would like to have GSA decision makers attend the meeting together with GSA legal counsel. We have invested over a year of time and costs to resolve this matter, and it is essential that we reach a final resolution. One Park Place simply cannot accommodate the heavy foot traffic of the Social Security Administration's clients that continues to create an unbearable situation on the building systems, maintenance and the day-to-day operations in the building and its surroundings. Even with the opening of the West Palm Beach office and summer downtime, we continue to experience high volumes per day.

We prefer a meeting next Tuesday to assure the attendance of the necessary parties to reach a prompt result and avoid further delays in this matter. We continue to be hopeful that this matter could be resolved for the benefit of both parties.

Please confirm the date, time and who will be attending on behalf of GSA.

Thank you,

Ofer
Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Monday, August 17, 2015 8:43 PM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Hi, 10:30 am is not possible, can we push it to 1 pm, otherwise we have to push it to early next week, preferably Tuesday at noon. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Aug 17, 2015, at 4:05 PM, Ofer Drucker <odrucker@canpro.ca> wrote:

Mr. Rizvi,

Unfortunately, I will not be able to attend in person so I will attend via a conference call. In addition, please note that our attorneys are planning to attend as well so please let me know if GSA counsel will also be present?

Thank you,

Ofer

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Monday, August 17, 2015 3:46 PM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Mr. Drucker,
I wanted to know if you were planning to be at the site in person or on the conference call? GSA upper managers were planning to be there in person. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Mon, Aug 17, 2015 at 2:35 PM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:
Good afternoon Mr. Drucker,

Thank you for getting back to me, as soon as I have confirmation from management, I will get back to you with further details. In case the proposed time doesn't work, we will reschedule it early next week.

Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Mon, Aug 17, 2015 at 2:01 PM, Ofer Drucker <odrucker@canpro.ca> wrote:
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For future reference, please direct all communication relating to the GSA/SSA lease at One Park Place to my attention.

In regards to your proposed meeting, our team is available for a meeting at 10:30am on Thursday. Please let us know if this time works and who will be present at the meeting on behalf of GSA. We look forward to the meeting.

Sincerely,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Sara Cloutier-Lowe [<mailto:slowe@canpro-opp.com>]
Sent: Monday, August 17, 2015 1:17 PM
To: Ofer Drucker
Subject: FW: SSA- Boca Raton - meeting request

Ofer

This just came in.

Sara

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
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To: slowe@canpro-opp.com
Subject: SSA- Boca Raton - meeting request

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(b) (5)

(b) (5)

[REDACTED]

[REDACTED]

On Tue, Aug 18, 2015 at 11:15 AM, Dawn Norman - 4PR <dawn.norman@gsa.gov> wrote:

Thanks Nicole

We absolutely have to have legal there. Is there anyone else in 4L that can speak to the issues if we schedule something next week?

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region

U.S. General Services Administration

77 Forsyth Street | Atlanta, GA 30303

O: 404-331-1820 | C: 404-433-8392

Dawn.Norman@gsa.gov

(b) (5)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

(b)

On Mon, Aug 17, 2015 at 5:58 PM, Dawn Norman - 4PR <dawn.norman@gsa.gov> wrote:

Don't think ATL folks will be able to make a 10:30 work. Can you see if they are avail at 1pm on Thurs. If not Thurs, one day early next week at 1pm...

Nicole, what does your schedule look like to go down and back in one day, either Thurs or early next week?

Janet will have someone there, and will conference in herself.

thanks

Dawn Norman | Director

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To: Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov>
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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On Tue, Aug 18, 2015 at 1:33 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:

To streamline communication I have included Kazi on this communication since he is setting up the meeting with the lessor. Kazi has indicated that he should be able to push the meeting to 1 pm on Thursday. Will that work or will early next week work better provided that someone else from Legal can attend in Nicole's place?

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FYI

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Subject: FW: SSA- Boca Raton - meeting request

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tarali.vandervoort@gsa.gov | www.gsa.gov

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FYI

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Hi all

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Kazi / Tara - have we confirmed a meeting yet? Tuesday at 1pm? If not, let's push to week of 8/31 when Nicole can be available. (my avail dates that week are 8/31, 9/1, or 9/3).

If Tuesday at 1pm, we need to pull the trigger on the travel plans.

How long to we expect the meeting to last 2 hours or less???

How long to go from airport to meeting location ??

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O: 404-331-1820 | C: (b) (6)

Dawn.Norman@gsa.gov

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Lease Contracting Officer

GSA/PBS/Leasing Division

7771 West Oakland Park Blvd, Suite 119

Sunrise, FL 33351

Office - 954-233-9248

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To: Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov>
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FYI

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Date: Mon, Aug 17, 2015 at 2:01 PM
Subject: RE: SSA- Boca Raton - meeting request
To: "kazi.rizvi@gsa.gov" <kazi.rizvi@gsa.gov>
Cc: Sara Lowe <slowe@canpro-opp.com>

Good afternoon Mr. Rizvi,

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Sincerely,

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Vice President, Finance
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T.: (514) 282-1155

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Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
U.S. General Services Administration
GSA-PBS Leasing Division
7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351
O: 954-233-8390 | C: (b) (6) | F: 954-356-7675
tarali.vandervoort@gsa.gov | www.gsa.gov

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Date: Mon, Aug 17, 2015 at 2:38 PM
Subject: Fwd: SSA- Boca Raton - meeting request
To: Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov>
Cc: James Thompson - 4PR1AA <james.f.thompson@gsa.gov>

FYI

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

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From: **Ofer Drucker** <odrucker@canpro.ca>
Date: Mon, Aug 17, 2015 at 2:01 PM
Subject: RE: SSA- Boca Raton - meeting request
To: "kazi.rizvi@gsa.gov" <kazi.rizvi@gsa.gov>
Cc: Sara Lowe <slowe@canpro-opp.com>

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In regards to your proposed meeting, our team is available for a meeting at

10:30am on Thursday. Please let us know if this time works and who will be present at the meeting on behalf of GSA. We look forward to the meeting.

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[REDACTED]

[REDACTED]

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[REDACTED]

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On Thu, Aug 20, 2015 at 4:16 PM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:

Hi Dawn,

The Lessor is available on September 3rd at 1:00 pm (EST), I will send out a meeting invite for confirmation. The meeting will be held in his office which is located at 621 NW 53rd Street, Boca Raton, FL (the leased building). It's about 40-45 minutes' drive from Ft. Lauderdale Airport. I will allocate 2 hours meeting time which should allow you and Nicole to find a flight back to Atlanta.

Regards,

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Wed, Aug 19, 2015 at 11:28 AM, Dawn Norman - 4PR <dawn.norman@gsa.gov> wrote:

Thanks

If the 3rd does not work, we need to bring it back closer (meaning next week or the first of that following week) and work with Legal to have someone else attend in Nicole's place. We can't move it out past 9/3 - that is pushing the instruction Mike gave me as it is...

thanks

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region
U.S. General Services Administration
77 Forsyth Street | Atlanta, GA 30303
O: 404-331-1820 | C: (b) (6)
Dawn.Norman@gsa.gov

On Wed, Aug 19, 2015 at 10:31 AM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:

Okay, I will try to schedule it September 3rd at 1 pm, I will keep you guys posted. Thanks

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

[REDACTED] (b) (5)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On Wed, Aug 19, 2015 at 10:06 AM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:

Hi Dawn,

We don't have a meeting confirmed with the lessor. We'll get back to you on the length of the meeting. I say we leave it up to the lessor's availability which he will determine depending on how in depth he wants the conversation to be, but no more than 2 hours.

Kazi,

Please schedule the meeting for afternoon (around 1pm) the week of 8/31 (day tbd based on lessor's availability).

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
U.S. General Services Administration
GSA-PBS Leasing Division
7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351
O: 954-233-8390 | C: (b) (6) | F: 954-356-7675
tarali.vandervoort@gsa.gov | www.gsa.gov

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On Wed, Aug 19, 2015 at 9:37 AM, Dawn Norman - 4PR <dawn.norman@gsa.gov> wrote:
Hi all

I spoke with Jaron this morning. We are still trying to work out logistics on this meeting.

Kazi / Tara - have we confirmed a meeting yet? Tuesday at 1pm? If not, let's push to week of 8/31 when Nicole can be available. (my avail dates that week are 8/31, 9/1, or 9/3).

If Tuesday at 1pm, we need to pull the trigger on the travel plans.

How long to we expect the meeting to last 2 hours or less???

How long to go from airport to meeting location ??

Dawn Norman | Director
Leasing Division (4PR) | Southeast Sunbelt Region
U.S. General Services Administration
77 Forsyth Street | Atlanta, GA 30303
O: 404-331-1820 | C: (b) (6)
Dawn.Norman@gsa.gov

(b) (5)

(b) (5)

On Tue, Aug 18, 2015 at 2:25 PM, Dawn Norman - 4PR <dawn.norman@gsa.gov> wrote:

Tuesday at 1pm will work for me.

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region

U.S. General Services Administration

77 Forsyth Street | Atlanta, GA 30303

O: 404-331-1820 | C: (b) (6)

Dawn.Norman@gsa.gov

On Tue, Aug 18, 2015 at 1:53 PM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:

Hi Tara et al.,

The Lessor just sent an email and this Thursday will no longer work. He proposed next Tuesday at 10 am and he will try to be there in person. The Lessor insists on having GSA decision makers along with GSA legal counsel to be at the meeting. As for starting at 10 am, I will push that to 1 pm which will provide necessary time for travel. Thank you

Kazi S. Rizvi

Lease Contracting Officer

GSA/PBS/Leasing Division

7771 West Oakland Park Blvd, Suite 119

Sunrise, FL 33351

Office - 954-233-9248

On Tue, Aug 18, 2015 at 1:33 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:

To streamline communication I have included Kazi on this communication since he is setting up the meeting with the lessor. Kazi has indicated that he should be able to push the meeting to 1 pm on Thursday. Will that work or will early next week work better provided that someone else from Legal can attend in Nicole's place?

Would we be better served in ensuring that the right personnel attends and schedule the meeting for the week after next week when Nicole is available? Lets keep in mind that their attorneys have been involved from the beginning and have all the history. In my opinion, it would be prudent if the GSA legal team in this discussion would also be in the same position (having the history and consistency of involvement).

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)

U.S. General Services Administration

GSA-PBS Leasing Division

7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351

O: 954-233-8390 | C: (b) (6) | F: 954-356-7675

tarali.vandervoort@gsa.gov | www.gsa.gov

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On Tue, Aug 18, 2015 at 11:15 AM, Dawn Norman - 4PR <dawn.norman@gsa.gov> wrote:

Thanks Nicole

We absolutely have to have legal there. Is there anyone else in 4L that can speak to the issues if we schedule something next week?

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region

U.S. General Services Administration

77 Forsyth Street | Atlanta, GA 30303

O: 404-331-1820 | C: (b) (6)

Dawn.Norman@gsa.gov

(b) (5)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On Mon, Aug 17, 2015 at 5:58 PM, Dawn Norman - 4PR <dawn.norman@gsa.gov> wrote:

Don't think ATL folks will be able to make a 10:30 work. Can you see if they are avail at 1pm on Thurs. If not Thurs, one day early next week at 1pm...

Nicole, what does your schedule look like to go down and back in one day, either Thurs or

early next week?

Janet will have someone there, and will conference in herself.

thanks

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region

U.S. General Services Administration

77 Forsyth Street | Atlanta, GA 30303

O: 404-331-1820 | C: (b) (6)

Dawn.Norman@gsa.gov

On Mon, Aug 17, 2015 at 3:41 PM, Tarali Vandervoort - 4PR1A

<tarali.vandervoort@gsa.gov> wrote:

I copied her in my original response to your message to you this morning.

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)

U.S. General Services Administration

GSA-PBS Leasing Division

7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351

O: 954-233-8390 | C: (b) (6) | F: 954-356-7675

tarali.vandervoort@gsa.gov | www.gsa.gov

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On Mon, Aug 17, 2015 at 3:40 PM, Dawn Norman - 4PR <dawn.norman@gsa.gov>

wrote:

I haven't heard from Nicole. Can you reach out to her?

I'll check with Janet. I'll have to see what kind of travel I can set up. Will try.

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region

U.S. General Services Administration

77 Forsyth Street | Atlanta, GA 30303

O: 404-331-1820 | C: (b) (6)

Dawn.Norman@gsa.gov

On Mon, Aug 17, 2015 at 3:37 PM, Tarali Vandervoort - 4PR1A

<tarali.vandervoort@gsa.gov> wrote:

Hi Dawn,

Please see below....will this Thursday at 10 am work for you? Will Nicole be attending?

Thank you,

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)

U.S. General Services Administration

GSA-PBS Leasing Division
7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351
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From: **Kazi Rizvi - 4PR1AA** <kazi.rizvi@gsa.gov>
Date: Mon, Aug 17, 2015 at 2:38 PM
Subject: Fwd: SSA- Boca Raton - meeting request
To: Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov>
Cc: James Thompson - 4PR1AA <james.f.thompson@gsa.gov>

FYI

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

----- Forwarded message -----

From: **Ofer Drucker** <odrucker@canpro.ca>
Date: Mon, Aug 17, 2015 at 2:01 PM
Subject: RE: SSA- Boca Raton - meeting request
To: "kazi.rizvi@gsa.gov" <kazi.rizvi@gsa.gov>
Cc: Sara Lowe <slowe@canpro-opp.com>

Good afternoon Mr. Rizvi,

For future reference, please direct all communication relating to the GSA/SSA lease at One Park Place to my attention.

In regards to your proposed meeting, our team is available for a meeting at 10:30am on Thursday. Please let us know if this time works and who will be present at the meeting on behalf of GSA. We look forward to the meeting.

Sincerely,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Sara Cloutier-Lowe [<mailto:slowe@canpro-opp.com>]
Sent: Monday, August 17, 2015 1:17 PM

To: Ofer Drucker
Subject: FW: SSA- Boca Raton - meeting request

Ofer

This just came in.

Sara

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Monday, August 17, 2015 1:15 PM
To: slowe@canpro-opp.com
Subject: SSA- Boca Raton - meeting request

Hello Sara,
GSA would like to hold a meeting with the Lessor to discuss his current concerns with our SSA lease. Please let me know your team's availabilities for this week, we would prefer either this Wednesday or Thursday. Thank you and hope to hear from you soon.

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

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Fwd: SSA- Boca Raton - meeting request

24 message(s)

Date: Wed Aug 26 2015 14:08:46 GMT-0600 (MDT)
From: Kazi Rizvi - 4PR1AA
To: Tarali Vandervoort - 4PR1A
CC: James Thompson - 4PR1AA
ID: 14f6ba125eaae349

Hi Tara,

As I mentioned, the Lessor is requesting to change the meeting venue to his attorney's office in Ft. Lauderdale. Please let me know if Dawn is willing to tour the leased space first then have the meeting in Ft. Lauderdale. I think we should insist on keeping the meeting on-site, there is no valid reason to change the venue. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

----- Forwarded message -----

From: **Kazi Rizvi - 4PR1AA** <kazi.rizvi@gsa.gov>
Date: Mon, Aug 24, 2015 at 11:33 AM
Subject: Re: SSA- Boca Raton - meeting request
To: Ofer Drucker <odrucker@canpro.ca>

I will forward your request to my senior managers but we were planning to have the tour with you and your team, including your attorney. I think going back and forth from one building to another will put unnecessary burden on the folks who will have a long travel day, including you. Anyway, I will get back to you. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Mon, Aug 24, 2015 at 11:22 AM, Ofer Drucker <odrucker@canpro.ca> wrote:

I am also leaving Florida back to Montreal on the same day on an evening flight. Our attorneys requesting that the meeting will be at their office in Fort Lauderdale instead of the management office at One Park Place. There shouldn't be any issue for you to tour the property in the morning and to meet in Fort Lauderdale at 1:00 pm.

If you want, we can try to reschedule the meeting at Fort Lauderdale for 2:00 pm in order to give your management more time to tour the building.

Thank you,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [mailto:kazi.rizvi@gsa.gov]
Sent: Monday, August 24, 2015 11:16 AM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Hi,
We are not trying to make it difficult but some are flying in and out of Florida on the day of the meeting and others will be driving from different location so logistically speaking it would be best to meet at the leased building.

In fact, meeting in Ft. Lauderdale would be easier distance wise but seeing the leased building would provide valuable insight of the issues at hand. This was the primary reason to request an on-site meeting otherwise management would be okay with a conference call.

So on the day of the meeting, all of us will do a walk-through of the leased space along with the parking area, the lobby and any other area of concern. As we do the walk-through, your management team could point out all the concerns, i.e. safety, overcrowding, etc. Then we will hold the meeting in the management's conference room, if that's not possible we could also hold the meeting in the SSA's conference room.

I will draft a meeting agenda prior to our meeting and it will be shared with all attendees. I hope this makes sense. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351

Office - 954-233-9248

On Mon, Aug 24, 2015 at 10:39 AM, Ofer Drucker <odrucker@canpro.ca> wrote:

Couldn't they have an on-site visit in the morning and then travel down to Ft. Laud. in the afternoon for the meeting? I do not understand why that would require the meeting to take place on-site.

From: Kazi Rizvi - 4PR1AA [mailto:kazi.rizvi@gsa.gov]

Sent: Monday, August 24, 2015 10:28 AM

To: Ofer Drucker

Subject: Re: SSA- Boca Raton - meeting request

Good morning Mr. Drucker,

GSA and SSA senior managers are traveling from Atlanta to be on-site to fully appreciate all the concerns that were raised. It's important to be on-site because some of the managers were never in the building and it would give them first-hand experience to fully understand the situation. I hope the on-site meeting will work for you as well. Thank you.

Kazi S. Rizvi

Lease Contracting Officer

GSA/PBS/Leasing Division

7771 West Oakland Park Blvd, Suite 119

Sunrise, FL 33351

Office - 954-233-9248

On Thu, Aug 20, 2015 at 6:05 PM, Ofer Drucker <odrucker@canpro.ca> wrote:

Mr. Rizvi,

We would like to request a change of meeting venue. We would like to conduct the meeting at our attorneys office at the following address:

Hinshaw & Culbertson, LLP

One East Broward Boulevard

Suite 1010

Ft. Lauderdale, Florida, 33301

Tel: 954-375-1138

Thank you,

Ofer Drucker

Vice President, Finance

Canpro Investments Ltd.

T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [mailto:kazi.rizvi@gsa.gov]

Sent: Thursday, August 20, 2015 5:04 PM

To: Ofer Drucker

Subject: Re: SSA- Boca Raton - meeting request

Hello Mr. Drucker,

We are confirmed for September 3rd, I will send out a meeting invite to all attendees.

As for decision making authority, each of us from GSA have different level and types of authority but ultimately Dawn Norman, our Leasing Director is responsible for all leasing activities in this region but she is also bound by federal laws and regulations.

Depending on the task/issue, different level of authority is required so without knowing specific question, it's hard to say what could or couldn't be done but our goal is to find an amicable resolution for any issues that you might have.

Also, when you get a chance, please provide Ms. Segarra's email so that I could add her in my calendar invite.

Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Wed, Aug 19, 2015 at 12:24 PM, Ofer Drucker <odrucker@canpro.ca> wrote:
Good afternoon Mr. Rizvi,

We are okay meeting on Thursday, September 3rd at 1 p.m. at One Park Place management office.

I will attend the meeting together with our legal counsels, Mr. Ross Manella, Esq. and Ms. Esperanza Segarra, Esq.

Please confirm back to me that the parties attending have the authority to make decisions.

Thank you.

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Wednesday, August 19, 2015 10:55 AM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Good morning Mr. Drucker,
Due to schedule conflict, we need to push back the meeting date to Thursday, September 3rd @ 1 pm. This will allow everyone sufficient time to arrange their travel plans. Currently, GSA will be represented by the following personnel:

From Atlanta Office:
Dawn Norman – Leasing Director
Nicole L. Jackson - Assistant Regional Counsel

From Florida Office:
Tarali Vandervoort - Branch Chief
Jamie Thompson - Section Chief
Kazi Rizvi - Lease Contracting Officer

If possible we would like to have a face-to-face meeting with you and your team to discuss your current concerns. Please confirm if the above date and time works for your team. If you have any questions, please let me know. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Tue, Aug 18, 2015 at 2:57 PM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:
Hello Mr. Drucker,

I am working on getting a confirmation for next Tuesday. Please note the timing needs to be pushed back to 1 pm which will provide necessary time for senior managers to travel from Atlanta. I will get back to you as soon as possible. Thank you

Kazi S. Rizvi

Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Tue, Aug 18, 2015 at 11:58 AM, Ofer Drucker <odrucker@canpro.ca> wrote:
Mr. Rizvi,

In light of your scheduling limitations, I propose a meeting next Tuesday, August 25th at 10 a.m. I will make efforts to attend that meeting as well.

Please note that we would like to have GSA decision makers attend the meeting together with GSA legal counsel. We have invested over a year of time and costs to resolve this matter, and it is essential that we reach a final resolution. One Park Place simply cannot accommodate the heavy foot traffic of the Social Security Administration's clients that continues to create an unbearable situation on the building systems, maintenance and the day-to-day operations in the building and its surroundings. Even with the opening of the West Palm Beach office and summer downtime, we continue to experience high volumes per day.

We prefer a meeting next Tuesday to assure the attendance of the necessary parties to reach a prompt result and avoid further delays in this matter. We continue to be hopeful that this matter could be resolved for the benefit of both parties.

Please confirm the date, time and who will be attending on behalf of GSA.

Thank you,

Ofer

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Monday, August 17, 2015 8:43 PM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Hi, 10:30 am is not possible, can we push it to 1 pm, otherwise we have to push it to early next week, preferably Tuesday at noon.
Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Aug 17, 2015, at 4:05 PM, Ofer Drucker <odrucker@canpro.ca> wrote:

Mr. Rizvi,

Unfortunately, I will not be able to attend in person so I will attend via a conference call. In addition, please note that our attorneys are planning to attend as well so please let me know if GSA counsel will also be present?

Thank you,

Ofer

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Monday, August 17, 2015 3:46 PM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Mr. Drucker,
I wanted to know if you were planning to be at the site in person or on the conference call? GSA upper managers were planning to be there in person. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Mon, Aug 17, 2015 at 2:35 PM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:
Good afternoon Mr. Drucker,

Thank you for getting back to me, as soon as I have confirmation from management, I will get back to you with further details. In case the proposed time doesn't work, we will reschedule it early next week.

Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Mon, Aug 17, 2015 at 2:01 PM, Ofer Drucker <odrucker@canpro.ca> wrote:
Good afternoon Mr. Rizvi,

For future reference, please direct all communication relating to the GSA/SSA lease at One Park Place to my attention.

In regards to your proposed meeting, our team is available for a meeting at 10:30am on Thursday. Please let us know if this time works and who will be present at the meeting on behalf of GSA. We look forward to the meeting.

Sincerely,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Sara Cloutier-Lowe [<mailto:slowe@canpro-opp.com>]
Sent: Monday, August 17, 2015 1:17 PM
To: Ofer Drucker
Subject: FW: SSA- Boca Raton - meeting request

Ofer

This just came in.

Sara

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]

Sent: Monday, August 17, 2015 1:15 PM

To: slowe@canpro-opp.com

Subject: SSA- Boca Raton - meeting request

Hello Sara,

GSA would like to hold a meeting with the Lessor to discuss his current concerns with our SSA lease. Please let me know your team's availabilities for this week, we would prefer either this Wednesday or Thursday. Thank you and hope to hear from you soon.

Kazi S. Rizvi

Lease Contracting Officer

GSA/PBS/Leasing Division

7771 West Oakland Park Blvd, Suite 119

Sunrise, FL 33351

Office - 954-233-9248

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Re: Fwd: SSA- Boca Raton - meeting request

24 message(s)

Date: Wed Aug 26 2015 15:50:29 GMT-0600 (MDT)

From: Tarali Vandervoort - 4PR1A

To: Kazi Rizvi - 2P1PRN

CC: James Thompson , Dawn Norman

ID: 14f6bfdaa4253375

I sent Dawn a note about this today after we discussed it. We will be discussing in the morning.

Tarali (Tara) Vandervoort

On Aug 26, 2015 4:09 PM, "Kazi Rizvi - 4PR1AA" <kazi.rizvi@gsa.gov> wrote:

Hi Tara,

As I mentioned, the Lessor is requesting to change the meeting venue to his attorney's office in Ft. Lauderdale. Please let me know if Dawn is willing to tour the leased space first then have the meeting in Ft. Lauderdale. I think we should insist on keeping the meeting on-site, there is no valid reason to change the venue. Thank you

Kazi S. Rizvi

Lease Contracting Officer

GSA/PBS/Leasing Division

7771 West Oakland Park Blvd, Suite 119

Sunrise, FL 33351

Office - 954-233-9248

----- Forwarded message -----

From: **Kazi Rizvi - 4PR1AA** <kazi.rizvi@gsa.gov>
Date: Mon, Aug 24, 2015 at 11:33 AM
Subject: Re: SSA- Boca Raton - meeting request
To: Ofer Drucker <odrucker@canpro.ca>

I will forward your request to my senior managers but we were planning to have the tour with you and your team, including your attorney. I think going back and forth from one building to another will put unnecessary burden on the folks who will have a long travel day, including you. Anyway, I will get back to you. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Mon, Aug 24, 2015 at 11:22 AM, Ofer Drucker <odrucker@canpro.ca> wrote:

I am also leaving Florida back to Montreal on the same day on an evening flight. Our attorneys requesting that the meeting will be at their office in Fort Lauderdale instead of the management office at One Park Place. There shouldn't be any issue for you to tour the property in the morning and to meet in Fort Lauderdale at 1:00 pm.

If you want, we can try to reschedule the meeting at Fort Lauderdale for 2:00 pm in order to give your management more time to tour the building.

Thank you,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [mailto:kazi.rizvi@gsa.gov]
Sent: Monday, August 24, 2015 11:16 AM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Hi,

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In fact, meeting in Ft. Lauderdale would be easier distance wise but seeing the leased building would provide valuable insight of the issues at hand. This was the primary reason to request an on-site meeting otherwise management would be okay with a conference call.

So on the day of the meeting, all of us will do a walk-through of the leased space along with the parking area, the lobby and any other area of concern. As we do the walk-through, your management team could point out all the concerns, i.e. safety, overcrowding, etc. Then we will hold the meeting in the management's conference room, if that's not possible we could also hold the meeting in the SSA's conference room.

I will draft a meeting agenda prior to our meeting and it will be shared with all attendees. I hope this makes sense. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

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We would like to request a change of meeting venue. We would like to conduct the meeting at our attorneys office at the following address:

Hinshaw & Culbertson, LLP
One East Broward Boulevard
Suite 1010
Ft. Lauderdale, Florida, 33301
Tel: 954-375-1138

Thank you,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [mailto:kazi.rizvi@gsa.gov]
Sent: Thursday, August 20, 2015 5:04 PM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Hello Mr. Drucker,
We are confirmed for September 3rd, I will send out a meeting invite to all attendees.

As for decision making authority, each of us from GSA have different level and types of authority but ultimately Dawn Norman, our Leasing Director is responsible for all leasing activities in this region but she is also bound by federal laws and regulations.

Depending on the task/issue, different level of authority is required so without knowing specific question, it's hard to say what could or couldn't be done but our goal is to find an amicable resolution for any issues that you might have.

Also, when you get a chance, please provide Ms. Segarra's email so that I could add her in my calendar invite.

Thank you

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Good afternoon Mr. Rizvi,

We are okay meeting on Thursday, September 3rd at 1 p.m. at One Park Place management office.

I will attend the meeting together with our legal counsels, Mr. Ross Manella, Esq. and Ms. Esperanza Segarra, Esq.

Please confirm back to me that the parties attending have the authority to make decisions.

Thank you.

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Wednesday, August 19, 2015 10:55 AM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Good morning Mr. Drucker,
Due to schedule conflict, we need to push back the meeting date to Thursday, September 3rd @ 1 pm. This will allow everyone sufficient time to arrange their travel plans. Currently, GSA will be represented by the following personnel:

From Atlanta Office:
Dawn Norman – Leasing Director
Nicole L. Jackson - Assistant Regional Counsel

From Florida Office:
Tarali Vandervoort - Branch Chief
Jamie Thompson - Section Chief
Kazi Rizvi - Lease Contracting Officer

If possible we would like to have a face-to-face meeting with you and your team to discuss your current concerns. Please confirm if the above date and time works for your team. If you have any questions, please let me know. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
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Office - 954-233-9248

On Tue, Aug 18, 2015 at 2:57 PM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:

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I am working on getting a confirmation for next Tuesday. Please note the timing needs to be pushed back to 1 pm which will provide necessary time for senior managers to travel from Atlanta. I will get back to you as soon as possible. Thank you

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7771 West Oakland Park Blvd, Suite 119
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Mr. Rizvi,

In light of your scheduling limitations, I propose a meeting next Tuesday, August 25th at 10 a.m. I will make efforts to attend that meeting as well.

Please note that we would like to have GSA decision makers attend the meeting together with GSA legal counsel. We have invested over a year of time and costs to resolve this matter, and it is essential that we reach a final resolution. One Park Place simply cannot accommodate the heavy foot traffic of the Social Security Administration's clients that continues to create an unbearable situation on the building systems, maintenance and the day-to-day operations in the building and its surroundings. Even with the opening of the West Palm Beach office and summer downtime, we continue to experience high volumes per day.

We prefer a meeting next Tuesday to assure the attendance of the necessary parties to reach a prompt result and avoid further delays in this matter. We continue to be hopeful that this matter could be resolved for the benefit of both parties.

Please confirm the date, time and who will be attending on behalf of GSA.

Thank you,

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T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]

Sent: Monday, August 17, 2015 8:43 PM

To: Ofer Drucker

Subject: Re: SSA- Boca Raton - meeting request

Hi, 10:30 am is not possible, can we push it to 1 pm, otherwise we have to push it to early next week, preferably Tuesday at noon.
Thank you

Kazi S. Rizvi
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On Aug 17, 2015, at 4:05 PM, Ofer Drucker <odrucker@canpro.ca> wrote:

Mr. Rizvi,

Unfortunately, I will not be able to attend in person so I will attend via a conference call. In addition, please note that our attorneys are planning to attend as well so please let me know if GSA counsel will also be present?

Thank you,

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Vice President, Finance
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I wanted to know if you were planning to be at the site in person or on the conference call? GSA upper managers were planning to be there in person. Thank you

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GSA/PBS/Leasing Division
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On Mon, Aug 17, 2015 at 2:01 PM, Ofer Drucker <odrucker@canpro.ca> wrote:
Good afternoon Mr. Rizvi,

For future reference, please direct all communication relating to the GSA/SSA lease at One Park Place to my attention.

In regards to your proposed meeting, our team is available for a meeting at 10:30am on Thursday. Please let us know if this time works and who will be present at the meeting on behalf of GSA. We look forward to the meeting.

Sincerely,

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Vice President, Finance
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From: Sara Cloutier-Lowe [<mailto:slowe@canpro-opp.com>]
Sent: Monday, August 17, 2015 1:17 PM
To: Ofer Drucker
Subject: FW: SSA- Boca Raton - meeting request

Ofer

This just came in.

Sara

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Monday, August 17, 2015 1:15 PM
To: slowe@canpro-opp.com
Subject: SSA- Boca Raton - meeting request

Hello Sara,
GSA would like to hold a meeting with the Lessor to discuss his current concerns with our SSA lease. Please let me know your team's availabilities for this week, we would prefer either this Wednesday or Thursday. Thank you and hope to hear from you soon.
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Re: Fwd: SSA- Boca Raton - meeting request

24 message(s)

Date: Thu Aug 27 2015 07:47:08 GMT-0600 (MDT)
From: Dawn Norman - 4PR
To: Tarali Vandervoort - 4PR1A
CC: Kazi Rizvi - 2P1PRN , James Thompson
ID: 14f6f69cda9f6629

Arrival at 10:30
Boca at 11:15
Tour for 30-45 min.. (do we need that long?) = complete by noon.
travel back to Ft. Lauderdale 12:45.

no time for lunch.... Let's see if we can keep meeting in Boca. Otherwise, we may need to push meeting to 1:15 or 1:30... we can run through a drive thru if we have to.

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region

U.S. General Services Administration

77 Forsyth Street | Atlanta, GA 30303

O: 404-331-1820 | C: (b) (6)

Dawn.Norman@gsa.gov

On Wed, Aug 26, 2015 at 5:50 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:

I sent Dawn a note about this today after we discussed it. We will be discussing in the morning.

Tarali (Tara) Vandervoort

On Aug 26, 2015 4:09 PM, "Kazi Rizvi - 4PR1AA" <kazi.rizvi@gsa.gov> wrote:

Hi Tara,

As I mentioned, the Lessor is requesting to change the meeting venue to his attorney's office in Ft. Lauderdale. Please let me know if Dawn is willing to tour the leased space first then have the meeting in Ft. Lauderdale. I think we should insist on keeping the meeting on-site, there is no valid reason to change the venue. Thank you

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From: **Kazi Rizvi - 4PR1AA** <kazi.rizvi@gsa.gov>

Date: Mon, Aug 24, 2015 at 11:33 AM

Subject: Re: SSA- Boca Raton - meeting request

To: Ofer Drucker <odrucker@canpro.ca>

I will forward your request to my senior managers but we were planning to have the tour with you and your team, including your attorney. I think going back and forth from one building to another will put unnecessary burden on the folks who will have a long travel day, including you. Anyway, I will get back to you. Thank you

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From: Sara Cloutier-Lowe [<mailto:slowe@canpro-opp.com>]
Sent: Monday, August 17, 2015 1:17 PM
To: Ofer Drucker
Subject: FW: SSA- Boca Raton - meeting request

Ofer

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Sara

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Monday, August 17, 2015 1:15 PM
To: slowe@canpro-opp.com
Subject: SSA- Boca Raton - meeting request

Hello Sara,

GSA would like to hold a meeting with the Lessor to discuss his current concerns with our SSA lease. Please let me know your team's availabilities for this week, we would prefer either this Wednesday or Thursday. Thank you and hope to hear from you soon.

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Re: Fwd: SSA- Boca Raton - meeting request

24 message(s)

Date: Thu Aug 27 2015 08:00:25 GMT-0600 (MDT)
From: Kazi Rizvi - 4PR1AA
To: Dawn Norman - 4PR
CC: Tarali Vandervoort - 4PR1A , James Thompson
ID: 14f6f7642db95d9e

Hi Dawn,

I will push back and try to have the meeting on-site but as a last resort, I will change the meeting time to 2 pm, I will keep you posted.

Regards,

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Thu, Aug 27, 2015 at 9:47 AM, Dawn Norman - 4PR <dawn.norman@gsa.gov> wrote:

Arrival at 10:30

Boca at 11:15

Tour for 30-45 min.. (do we need that long?) = complete by noon.

travel back to Ft. Lauderdale 12:45.

no time for lunch.... Let's see if we can keep meeting in Boca. Otherwise, we may need to push meeting to 1:15 or 1:30... we can run through a drive thru if we have to.

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region

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77 Forsyth Street | Atlanta, GA 30303

O: 404-331-1820 | C: (b) (6)

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I am also leaving Florida back to Montreal on the same day on an evening flight. Our attorneys requesting that the meeting will be at their office in Fort Lauderdale instead of the management office at One Park Place. There shouldn't be any issue for you to tour the property in the morning and to meet in Fort Lauderdale at 1:00 pm.

If you want, we can try to reschedule the meeting at Fort Lauderdale for 2:00 pm in order to give your management more time to tour the building.

Thank you,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [mailto:kazi.rizvi@gsa.gov]
Sent: Monday, August 24, 2015 11:16 AM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Hi,

We are not trying to make it difficult but some are flying in and out of Florida on the day of the meeting and others will be driving from different location so logistically speaking it would be best to meet at the leased building.

In fact, meeting in Ft. Lauderdale would be easier distance wise but seeing the leased building would provide valuable insight of the issues at hand. This was the primary reason to request an on-site meeting otherwise management would be okay with a conference call.

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I will draft a meeting agenda prior to our meeting and it will be shared with all attendees. I hope this makes sense. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

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Subject: Re: SSA- Boca Raton - meeting request

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Kazi S. Rizvi
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GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
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[Mr. Rizvi,](#)

[We would like to request a change of meeting venue. We would like to conduct the meeting at our attorneys office at the following address:](#)

[Hinshaw & Culbertson, LLP
One East Broward Boulevard
Suite 1010
Ft. Lauderdale, Florida, 33301
Tel: 954-375-1138](#)

[Thank you,](#)

[Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: \(514\) 282-1155](#)

From: Kazi Rizvi - 4PR1AA [mailto:kazi.rizvi@gsa.gov]
Sent: Thursday, August 20, 2015 5:04 PM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Hello Mr. Drucker,
We are confirmed for September 3rd, I will send out a meeting invite to all attendees.

As for decision making authority, each of us from GSA have different level and types of authority but ultimately Dawn Norman, our Leasing Director is responsible for all leasing activities in this region but she is also bound by federal laws and regulations.

Depending on the task/issue, different level of authority is required so without knowing specific question, it's hard to say what could or couldn't be done but our goal is to find an amicable resolution for any issues that you might have.

Also, when you get a chance, please provide Ms. Segarra's email so that I could add her in my calendar invite.

Thank you

Kazi S. Rizvi
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7771 West Oakland Park Blvd, Suite 119
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Good afternoon Mr. Rizvi,

We are okay meeting on Thursday, September 3rd at 1 p.m. at One Park Place management office.

I will attend the meeting together with our legal counsels, Mr. Ross Manella, Esq. and Ms. Esperanza Segarra, Esq.

Please confirm back to me that the parties attending have the authority to make decisions.

Thank you.

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [mailto:kazi.rizvi@gsa.gov]
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Subject: Re: SSA- Boca Raton - meeting request

Good morning Mr. Drucker,
Due to schedule conflict, we need to push back the meeting date to Thursday, September 3rd @ 1 pm. This will allow everyone sufficient time to arrange their travel plans. Currently, GSA will be represented by the following personnel:

From Atlanta Office:
Dawn Norman – Leasing Director
Nicole L. Jackson - Assistant Regional Counsel

From Florida Office:
Tarali Vandervoort - Branch Chief
Jamie Thompson - Section Chief
Kazi Rizvi - Lease Contracting Officer

If possible we would like to have a face-to-face meeting with you and your team to discuss your current concerns. Please confirm if the above date and time works for your team. If you have any questions, please let me know. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
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Office - 954-233-9248

On Tue, Aug 18, 2015 at 2:57 PM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:

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Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

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Mr. Rizvi,

In light of your scheduling limitations, I propose a meeting next Tuesday, August 25th at 10 a.m. I will make efforts to attend that meeting as well.

Please note that we would like to have GSA decision makers attend the meeting together with GSA legal counsel. We have invested over a year of time and costs to resolve this matter, and it is essential that we reach a final resolution. One Park Place simply cannot accommodate the heavy foot traffic of the Social Security Administration's clients that continues to create an unbearable situation on the building systems, maintenance and the day-to-day operations in the building and its surroundings. Even with the opening of the West Palm Beach office and summer downtime, we continue to experience high volumes per day.

We prefer a meeting next Tuesday to assure the attendance of the necessary parties to reach a prompt result and avoid further delays in this matter. We continue to be hopeful that this matter could be resolved for the benefit of both parties.

Please confirm the date, time and who will be attending on behalf of GSA.

Thank you,

Ofer

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]

Sent: Monday, August 17, 2015 8:43 PM

To: Ofer Drucker

Subject: Re: SSA- Boca Raton - meeting request

Hi, 10:30 am is not possible, can we push it to 1 pm, otherwise we have to push it to early next week, preferably Tuesday at noon. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Aug 17, 2015, at 4:05 PM, Ofer Drucker <odrucker@canpro.ca> wrote:

Mr. Rizvi,

Unfortunately, I will not be able to attend in person so I will attend via a conference call. In addition, please note that our attorneys are planning to attend as well so please let me know if GSA counsel will also be present?

Thank you,

Ofer

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Monday, August 17, 2015 3:46 PM
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Mr. Drucker,
I wanted to know if you were planning to be at the site in person or on the conference call? GSA upper managers were planning to be there in person. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

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Good afternoon Mr. Drucker,

Thank you for getting back to me, as soon as I have confirmation from management, I will get back to you with further details. In case the proposed time doesn't work, we will reschedule it early next week.

Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Mon, Aug 17, 2015 at 2:01 PM, Ofer Drucker <odrucker@canpro.ca> wrote:
Good afternoon Mr. Rizvi,

For future reference, please direct all communication relating to the GSA/SSA lease at One Park Place to my attention.

In regards to your proposed meeting, our team is available for a meeting at 10:30am on Thursday. Please let us know if this time works and who will be present at the meeting on behalf of GSA. We look forward to the meeting.

Sincerely,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Sara Cloutier-Lowe [<mailto:slowe@canpro-opp.com>]
Sent: Monday, August 17, 2015 1:17 PM
To: Ofer Drucker
Subject: FW: SSA- Boca Raton - meeting request

Ofer

This just came in.

Sara

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Monday, August 17, 2015 1:15 PM
To: slowe@canpro-opp.com
Subject: SSA- Boca Raton - meeting request

Hello Sara,
GSA would like to hold a meeting with the Lessor to discuss his current concerns with our SSA lease. Please let me know your team's availabilities for this week, we would prefer either this Wednesday or Thursday. Thank you and hope to hear from you soon.
Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

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Re: Fwd: SSA- Boca Raton - meeting request

24 message(s)

Date: Thu Aug 27 2015 08:47:15 GMT-0600 (MDT)
From: Dawn Norman - 4PR
To: Kazi Rizvi - 4PR1AA
CC: Tarali Vandervoort - 4PR1A , James Thompson

ok - thanks.

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region
U.S. General Services Administration
77 Forsyth Street | Atlanta, GA 30303
O: 404-331-1820 | C: (b) (6)
Dawn.Norman@gsa.gov

On Thu, Aug 27, 2015 at 10:00 AM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:

Hi Dawn,

I will push back and try to have the meeting on-site but as a last resort, I will change the meeting time to 2 pm, I will keep you posted.

Regards,

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Thu, Aug 27, 2015 at 9:47 AM, Dawn Norman - 4PR <dawn.norman@gsa.gov> wrote:

Arrival at 10:30

Boca at 11:15

Tour for 30-45 min.. (do we need that long?) = complete by noon.

travel back to Ft. Lauderdale 12:45.

no time for lunch.... Let's see if we can keep meeting in Boca. Otherwise, we may need to push meeting to 1:15 or 1:30... we can run through a drive thru if we have to.

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region
U.S. General Services Administration
77 Forsyth Street | Atlanta, GA 30303
O: 404-331-1820 | C: (b) (6)
Dawn.Norman@gsa.gov

On Wed, Aug 26, 2015 at 5:50 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:

I sent Dawn a note about this today after we discussed it. We will be discussing in the morning.

Tarali (Tara) Vandervoort

On Aug 26, 2015 4:09 PM, "Kazi Rizvi - 4PR1AA" <kazi.rizvi@gsa.gov> wrote:

Hi Tara,

As I mentioned, the Lessor is requesting to change the meeting venue to his attorney's office in Ft. Lauderdale. Please let me know if Dawn is willing to tour the leased space first then have the meeting in Ft. Lauderdale. I think we should insist on keeping the meeting on-site, there is no valid reason to change the venue. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119

Sunrise, FL 33351
Office - 954-233-9248

----- Forwarded message -----

From: **Kazi Rizvi - 4PR1AA** <kazi.rizvi@gsa.gov>
Date: Mon, Aug 24, 2015 at 11:33 AM
Subject: Re: SSA- Boca Raton - meeting request
To: Ofer Drucker <odrucker@canpro.ca>

I will forward your request to my senior managers but we were planning to have the tour with you and your team, including your attorney. I think going back and forth from one building to another will put unnecessary burden on the folks who will have a long travel day, including you. Anyway, I will get back to you. Thank you

Kazi S. Rizvi
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Jamie Thompson - Section Chief
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GSA/PBS/Leasing Division
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Thank you,

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Sincerely,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Sara Cloutier-Lowe [<mailto:slowe@canpro-opp.com>]

Sent: Monday, August 17, 2015 1:17 PM

To: Ofer Drucker

Subject: FW: SSA- Boca Raton - meeting request

Ofer

This just came in.

Sara

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]

Sent: Monday, August 17, 2015 1:15 PM

To: slowe@canpro-opp.com

Subject: SSA- Boca Raton - meeting request

Hello Sara,

GSA would like to hold a meeting with the Lessor to discuss his current concerns with our SSA lease. Please let me know your team's availabilities for this week, we would prefer either this Wednesday or Thursday. Thank you and hope to hear from you soon.

Kazi S. Rizvi

Lease Contracting Officer

GSA/PBS/Leasing Division

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Office - 954-233-9248

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Fwd: SSA- Boca Raton - meeting request

24 message(s)

Date: Tue Sep 01 2015 11:31:50 GMT-0600 (MDT)

From: Kazi Rizvi - 4PR1AA

To: Dawn Norman - 4PR

CC: Tarali Vandervoort - 4PR1A , James Thompson - 4PR1AA

Hi Dawn,

Please see below, the Lessor is still insisting on meeting him at Ft. Lauderdale and now it seems, he doesn't even plan to join us on the tour.
Thanks

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

----- Forwarded message -----

From: **Ofer Drucker** <odrucker@canpro.ca>
Date: Tue, Sep 1, 2015 at 1:03 PM
Subject: RE: SSA- Boca Raton - meeting request
To: Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov>

Good afternoon Mr. Rizvi,

Our attorney and myself have previous engagements on Thursday morning and we will not be available to attend a site visit, however, the GSA and SSA team are welcome to conduct an independent site visit and then we will meet at our attorney's office as previously discussed at the address provided in my earlier email (Hinshaw & Culbertson LLP, One East Broward Blvd., Suite 1010, FT. Lauderdale).

Looking forward meeting with you, the GSA and SSA representatives on Thursday, September 3rd at 13:00.

Thank you,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]
Sent: Tuesday, September 01, 2015 12:14 PM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Good afternoon Mr. Drucker,
GSA and SSA would prefer to hold the meeting on-site but if you need to change the venue then we must have the entire team (including you and your attorney) start the site visit around 11:30 am and afterward we will drive to Ft. Lauderdale for our meeting and discussion.

Please confirm that you will be available for the site visit at 11:30 am. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Mon, Aug 31, 2015 at 10:38 AM, Ofer Drucker <odrucker@canpro.ca> wrote:
Mr. Rizvi,

Please confirm back the meeting mentioned below, scheduled for Thursday, September 3rd, 13:00 at:

Hinshaw & Culbertson LLP
One East Broward Blvd.
Suite 1010
FT. Lauderdale.
Tel: 954-375-1138

Mr. Ross H. Manella, Esq.
Attorney at Law

Ms. Esperanza Segarra, Esq.
Attorney at Law

Thank you,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [mailto:kazi.rizvi@gsa.gov]
Sent: Monday, August 24, 2015 11:16 AM
To: Ofer Drucker
Subject: Re: SSA- Boca Raton - meeting request

Hi,
We are not trying to make it difficult but some are flying in and out of Florida on the day of the meeting and others will be driving from different location so logistically speaking it would be best to meet at the leased building.

In fact, meeting in Ft. Lauderdale would be easier distance wise but seeing the leased building would provide valuable insight of the issues at hand. This was the primary reason to request an on-site meeting otherwise management would be okay with a conference call.

So on the day of the meeting, all of us will do a walk-through of the leased space along with the parking area, the lobby and any other area of concern. As we do the walk-through, your management team could point out all the concerns, i.e. safety, overcrowding, etc. Then we will hold the meeting in the management's conference room, if that's not possible we could also hold the meeting in the SSA's conference room.

I will draft a meeting agenda prior to our meeting and it will be shared with all attendees. I hope this makes sense. Thank you

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Mon, Aug 24, 2015 at 10:39 AM, Ofer Drucker <odrucker@canpro.ca> wrote:
Couldn't they have an on-site visit in the morning and then travel down to Ft. Laud. in the afternoon for the meeting? I do not understand why that would require the meeting to take place on-site.

From: Kazi Rizvi - 4PR1AA [mailto:kazi.rizvi@gsa.gov]

Sent: Monday, August 24, 2015 10:28 AM

To: Ofer Drucker

Subject: Re: SSA- Boca Raton - meeting request

Good morning Mr. Drucker,

GSA and SSA senior managers are traveling from Atlanta to be on-site to fully appreciate all the concerns that were raised. It's important to be on-site because some of the managers were never in the building and it would give them first-hand experience to fully understand the situation. I hope the on-site meeting will work for you as well. Thank you.

Kazi S. Rizvi
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Office - 954-233-9248

On Thu, Aug 20, 2015 at 6:05 PM, Ofer Drucker <odrucker@canpro.ca> wrote:

Mr. Rizvi,

We would like to request a change of meeting venue. We would like to conduct the meeting at our attorneys office at the following address:

Hinshaw & Culbertson, LLP
One East Broward Boulevard
Suite 1010
Ft. Lauderdale, Florida, 33301
Tel: 954-375-1138

Thank you,

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [mailto:kazi.rizvi@gsa.gov]

Sent: Thursday, August 20, 2015 5:04 PM

To: Ofer Drucker

Subject: Re: SSA- Boca Raton - meeting request

Hello Mr. Drucker,

We are confirmed for September 3rd, I will send out a meeting invite to all attendees.

As for decision making authority, each of us from GSA have different level and types of authority but ultimately Dawn Norman, our Leasing Director is responsible for all leasing activities in this region but she is also bound by federal laws and regulations.

Depending on the task/issue, different level of authority is required so without knowing specific question, it's hard to say what could or couldn't be done but our goal is to find an amicable resolution for any issues that you might have.

Also, when you get a chance, please provide Ms. Segarra's email so that I could add her in my calendar invite.

Thank you

Kazi S. Rizvi
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Office - 954-233-9248

On Wed, Aug 19, 2015 at 12:24 PM, Ofer Drucker <odrucker@canpro.ca> wrote:

Good afternoon Mr. Rizvi,

We are okay meeting on Thursday, September 3rd at 1 p.m. at One Park Place management office.

I will attend the meeting together with our legal counsels, Mr. Ross Manella, Esq. and Ms. Esperanza Segarra, Esq.

Please confirm back to me that the parties attending have the authority to make decisions.

Thank you.

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]

Sent: Wednesday, August 19, 2015 10:55 AM

To: Ofer Drucker

Subject: Re: SSA- Boca Raton - meeting request

Good morning Mr. Drucker,

Due to schedule conflict, we need to push back the meeting date to Thursday, September 3rd @ 1 pm. This will allow everyone sufficient time to arrange their travel plans. Currently, GSA will be represented by the following personnel:

From Atlanta Office:

Dawn Norman – Leasing Director
Nicole L. Jackson - Assistant Regional Counsel

From Florida Office:

Tarali Vandervoort - Branch Chief
Jamie Thompson - Section Chief
Kazi Rizvi - Lease Contracting Officer

If possible we would like to have a face-to-face meeting with you and your team to discuss your current concerns. Please confirm if the above date and time works for your team. If you have any questions, please let me know. Thank you

Kazi S. Rizvi
Lease Contracting Officer
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On Tue, Aug 18, 2015 at 2:57 PM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:

Hello Mr. Drucker,

I am working on getting a confirmation for next Tuesday. Please note the timing needs to be pushed back to 1 pm which will provide necessary time for senior managers to travel from Atlanta. I will get back to you as soon as possible. Thank you

Kazi S. Rizvi
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On Tue, Aug 18, 2015 at 11:58 AM, Ofer Drucker <odrucker@canpro.ca> wrote:

Mr. Rizvi,

In light of your scheduling limitations, I propose a meeting next Tuesday, August 25th at 10 a.m. I will make efforts to attend that meeting as well.

Please note that we would like to have GSA decision makers attend the meeting together with GSA legal counsel. We have invested over a year of time and costs to resolve this matter, and it is essential that we reach a final resolution. One Park Place simply cannot accommodate the heavy foot traffic of the Social Security Administration's clients that continues to create an unbearable situation on the building systems, maintenance and the day-to-day operations in the building and its surroundings. Even with the opening of the West Palm Beach office and summer downtime, we continue to experience high volumes per day.

We prefer a meeting next Tuesday to assure the attendance of the necessary parties to reach a prompt result and avoid further delays in this matter. We continue to be hopeful that this matter could be resolved for the benefit of both parties.

Please confirm the date, time and who will be attending on behalf of GSA.

Thank you,

Ofer

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]

Sent: Monday, August 17, 2015 8:43 PM

To: Ofer Drucker

Subject: Re: SSA- Boca Raton - meeting request

Hi, 10:30 am is not possible, can we push it to 1 pm, otherwise we have to push it to early next week, preferably Tuesday at noon. Thank you

Kazi S. Rizvi
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On Aug 17, 2015, at 4:05 PM, Ofer Drucker <odrucker@canpro.ca> wrote:

Mr. Rizvi,

Unfortunately, I will not be able to attend in person so I will attend via a conference call. In addition, please note that our attorneys are planning to attend as well so please let me know if GSA counsel will also be present?

Thank you,

Ofer

Ofer Drucker
Vice President, Finance
Canpro Investments Ltd.
T.: (514) 282-1155

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]

Sent: Monday, August 17, 2015 3:46 PM

To: Ofer Drucker

Subject: Re: SSA- Boca Raton - meeting request

Mr. Drucker,

I wanted to know if you were planning to be at the site in person or on the conference call? GSA upper managers were planning to be there in person. Thank you

Kazi S. Rizvi

Lease Contracting Officer

GSA/PBS/Leasing Division

7771 West Oakland Park Blvd, Suite 119

Sunrise, FL 33351

Office - 954-233-9248

On Mon, Aug 17, 2015 at 2:35 PM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:

Good afternoon Mr. Drucker,

Thank you for getting back to me, as soon as I have confirmation from management, I will get back to you with further details. In case the proposed time doesn't work, we will reschedule it early next week.

Thank you

Kazi S. Rizvi

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Sunrise, FL 33351

Office - 954-233-9248

On Mon, Aug 17, 2015 at 2:01 PM, Ofer Drucker <odrucker@canpro.ca> wrote:

Good afternoon Mr. Rizvi,

For future reference, please direct all communication relating to the GSA/SSA lease at One Park Place to my attention.

In regards to your proposed meeting, our team is available for a meeting at 10:30am on Thursday. Please let us know if this time works and who will be present at the meeting on behalf of GSA. We look forward to the meeting.

Sincerely,

Ofer Drucker

Vice President, Finance

Canpro Investments Ltd.

T.: (514) 282-1155

From: Sara Cloutier-Lowe [<mailto:slowe@canpro-opp.com>]

Sent: Monday, August 17, 2015 1:17 PM

To: Ofer Drucker

Subject: FW: SSA- Boca Raton - meeting request

Ofer

This just came in.

Sara

From: Kazi Rizvi - 4PR1AA [<mailto:kazi.rizvi@gsa.gov>]

Sent: Monday, August 17, 2015 1:15 PM

To: slowe@canpro-opp.com

Subject: SSA- Boca Raton - meeting request

Hello Sara,
GSA would like to hold a meeting with the Lessor to discuss his current concerns with our SSA lease. Please let me know your team's availabilities for this week, we would prefer either this Wednesday or Thursday. Thank you and hope to hear from you soon.
Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

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SSA Boca

1 message(s)

Date: Tue Aug 18 2015 05:36:29 GMT-0600 (MDT)
From: Kazi Rizvi - 4PR1AA
To: James Thompson - 4PR1AA
CC:
ID: 14f4098a69c8cf80

Good morning Jamie,
Just to let you know, I will be at the Boca office this morning. Thanks

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

(b) (5)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

(b) (5)

On Mon, Aug 17, 2015 at 12:43 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:

We will set up another meeting.

As you know we have tried several times to come to a mutually agreeable solution. However, what the lessor wants at this point is for SSA to move out and us to mutually terminate the lease. They have offered to help us find space. They claim it is because of the number of visitors but while that may have been the driver for the initial complaint, we don't believe there is overcrowding at that location but this needs to be confirmed. We really need to meet with SSA and get the information from them regarding the number of visitors. Also, these discussions will affect SSA as well so we need to bring them in the loop.

As soon as I have a date and time I will let you know.

Thank you,

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)

U.S. General Services Administration

GSA-PBS Leasing Division

7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351

O: 954-233-8390 | C: (b) (6) | F: 954-356-7675

tarali.vandervoort@gsa.gov | www.gsa.gov

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On Mon, Aug 17, 2015 at 11:52 AM, Dawn Norman - 4PR <dawn.norman@gsa.gov> wrote:

fyi

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region

U.S. General Services Administration

77 Forsyth Street | Atlanta, GA 30303

O: 404-331-1820 | C: (b) (6)

Dawn.Norman@gsa.gov

----- Forwarded message -----

From: **Mike Goodwin - 4P** <michael.goodwin@gsa.gov>

Date: Mon, Aug 17, 2015 at 11:09 AM

Subject: Boca Raton

To: Dawn Norman - 4PR <dawn.norman@gsa.gov>

Cc: JD Dennis - 4P <johnm.dennis@gsa.gov>, Joseph Somers - 4P <joseph.somers@gsa.gov>

Dawn,

Our SSA situation in Boca Raton is turning political. It is now on Denise Roth and the Florida Senators' radar. This week, I need you and Tara to schedule a face to face meeting with the landlord in SFL to listen to the concerns and see if a mutually agreeable solution can be reached or at least pursued. Let me know the date of your meeting so I can pass it along.

Thanks,

Mike

Fwd: Boca Raton

6 message(s)

Date: Mon Aug 17 2015 10:56:28 GMT-0600 (MDT)

From: Tarali Vandervoort - 4PR1A

To: Kazi Rizvi - 4PR1AA

CC: Jamie Thompson

ID: 14f3c9788faa1784

Kazi,

In the meantime, please set up a meeting with the ownership and management company.

Thank you,

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)

U.S. General Services Administration

GSA-PBS Leasing Division

7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351

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As soon as I have a date and time I will let you know.

Thank you,

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
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Dawn.Norman@gsa.gov

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From: **Mike Goodwin - 4P** <michael.goodwin@gsa.gov>
Date: Mon, Aug 17, 2015 at 11:09 AM
Subject: Boca Raton
To: Dawn Norman - 4PR <dawn.norman@gsa.gov>
Cc: JD Dennis - 4P <johnm.dennis@gsa.gov>, Joseph Somers - 4P <joseph.somers@gsa.gov>

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Thanks,
Mike

Re: Boca Raton

6 message(s)

Date: Mon Aug 17 2015 11:03:49 GMT-0600 (MDT)
From: Kazi Rizvi - 4PR1AA
To: Tarali Vandervoort - 4PR1A
CC: Jamie Thompson
ID: 14f3c9e945d9036e

Yes, I'm on it. I will let you know.

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Mon, Aug 17, 2015 at 12:56 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:
Kazi,

In the meantime, please set up a meeting with the ownership and management company.

Thank you,

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
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U.S. General Services Administration

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Dawn.Norman@gsa.gov

----- Forwarded message -----

From: **Mike Goodwin - 4P** <michael.goodwin@gsa.gov>
Date: Mon, Aug 17, 2015 at 11:09 AM
Subject: Boca Raton
To: Dawn Norman - 4PR <dawn.norman@gsa.gov>
Cc: JD Dennis - 4P <johnm.dennis@gsa.gov>, Joseph Somers - 4P <joseph.somers@gsa.gov>

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Thanks,
Mike

Re: Boca Raton

6 message(s)

Date: Mon Aug 17 2015 11:55:20 GMT-0600 (MDT)
From: Tarali Vandervoort - 4PR1A
To: Kazi Rizvi - 4PR1AA
CC: Jamie Thompson
ID: 14f3ccd6e62746c4

Thank you Kazi. Dawn will be coming down for that meeting. She is going to try to get Janet Hobbs from SSA to attend as well as Nicole from legal. The only day Dawn is not available is this Wednesday. Otherwise, please schedule the meeting for this week or the beginning of next week at the latest.

Thank you,

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
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On Mon, Aug 17, 2015 at 1:03 PM, Kazi Rizvi - 4PR1AA <kazi.rizvi@gsa.gov> wrote:
Yes, I'm on it. I will let you know.

Kazi S. Rizvi
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[Redacted]

[Redacted]

[Redacted]

[Redacted]

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O: 404-331-1820 | C: (b) (6)
Dawn.Norman@gsa.gov

----- Forwarded message -----

From: **Mike Goodwin - 4P** <michael.goodwin@gsa.gov>
Date: Mon, Aug 17, 2015 at 11:09 AM
Subject: Boca Raton
To: Dawn Norman - 4PR <dawn.norman@gsa.gov>
Cc: JD Dennis - 4P <johnm.dennis@gsa.gov>, Joseph Somers - 4P <joseph.somers@gsa.gov>

Dawn,
Our SSA situation in Boca Raton is turning political. It is now on Denise Roth and the Florida Senators' radar. This week, I need you and Tara to schedule a face to face meeting with the landlord in SFL to listen to the concerns and see if a mutually agreeable solution can be reached or at least pursued. Let me know the date of your meeting so I can pass it along.

Thanks,
Mike

Re: Boca Raton

6 message(s)

Date: Mon Aug 17 2015 12:30:09 GMT-0600 (MDT)
From: Kazi Rizvi - 4PR1AA
To: Tarali Vandervoort - 4PR1A
CC: Jamie Thompson
ID: 14f3ced9f66d61d9

Hi Tara,
The Lessor is available this Thursday at 10:30 AM, please let me know if you want me to confirm the time and if this doesn't work then I will reschedule it for for early next week.

Regards,

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

On Mon, Aug 17, 2015 at 1:55 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:

Thank you Kazi. Dawn will be coming down for that meeting. She is going to try to get Janet Hobbs from SSA to attend as well as Nicole from legal. The only day Dawn is not available is this Wednesday. Otherwise, please schedule the meeting for this week or the beginning of next week at the latest.

Thank you,

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)

U.S. General Services Administration
GSA-PBS Leasing Division
7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351
O: 954-233-8390 | C: (b) (6) | F: 954-356-7675
tarali.vandervoort@gsa.gov | www.gsa.gov

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Yes, I'm on it. I will let you know.

Kazi S. Rizvi
Lease Contracting Officer
GSA/PBS/Leasing Division
7771 West Oakland Park Blvd, Suite 119
Sunrise, FL 33351
Office - 954-233-9248

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Thank you,

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U.S. General Services Administration

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(b) (5)

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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fyi

Dawn Norman | Director
Leasing Division (4PR) | Southeast Sunbelt Region
U.S. General Services Administration
77 Forsyth Street | Atlanta, GA 30303
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Dawn.Norman@gsa.gov

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Re: Boca Raton

6 message(s)

Date: Mon Aug 17 2015 12:32:43 GMT-0600 (MDT)
From: Tarali Vandervoort - 4PR1A
To: Kazi Rizvi - 4PR1AA
CC: Jamie Thompson
ID: 14f3cefa647bfee9

The lessor or the management company?

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
U.S. General Services Administration
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(b) (5)

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Leasing Division (4PR) | Southeast Sunbelt Region
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77 Forsyth Street | Atlanta, GA 30303
O: 404-331-1820 | C: (b) (6)
Dawn.Norman@gsa.gov

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From: **Mike Goodwin - 4P** <michael.goodwin@gsa.gov>
Date: Mon, Aug 17, 2015 at 11:09 AM
Subject: Boca Raton
To: Dawn Norman - 4PR <dawn.norman@gsa.gov>
Cc: JD Dennis - 4P <johnm.dennis@gsa.gov>, Joseph Somers - 4P <joseph.somers@gsa.gov>

Dawn,

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Thanks,
Mike

Fwd: CanslerConsulting Response letter 08122015 - Invitation to edit

6 message(s)

Date: Thu Aug 13 2015 12:05:55 GMT-0600 (MDT)
From: Tarali Vandervoort - 4PR1A
To: Jamie Thompson , Kazi Rizvi - 4PR1AA
CC:
ID: 14f283db1589b142

Jamie and Kazi,

Please see below correspondence from Dawn and my response as this will require action on your part. I am waiting on more information. As soon as I get additional guidance I will share it with you.

Thank you,

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
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From: **Tarali Vandervoort - 4PR1A** <tarali.vandervoort@gsa.gov>
Date: Thu, Aug 13, 2015 at 2:04 PM
Subject: Re: CanslerConsulting Response letter 08122015 - Invitation to edit
To: Dawn Norman - 4PR <dawn.norman@gsa.gov>

Hi Dawn,

Kazi prepared a google folder with all prior history to include an information paper. This information paper has a chronological summary of events at this location since the lease was effective in February 2014. The google folder has the supporting documentation such as the correspondence between canpro and GSA. I think it may just need to be updated to include the latest developments based on the information below. For your reference, information paper is titled "SSA - Boca Raton - Information Paper and On-site Visits". Please let me know if this is adequate or if you think a different format would be more beneficial.

I just sent a separate email on the subject of the number of visitors at the Boca location. I think we will need to meet with SSA upper management, SSA legal counsel, GSA legal counsel so that we can obtain the necessary information that only SSA can provide to help us mitigate or address some of the lessor's concerns. I spoke with Stacey Hall today about this and she is going to discuss with her upper management and legal counsel. Is this something that you can discuss or request from Janet?

I will bring Jamie and Kazi in the loop of the latest developments.

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
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On Wed, Aug 12, 2015 at 11:49 AM, Dawn Norman - 4PR <dawn.norman@gsa.gov> wrote:
FYI

CanPro has engaged a Lobby firm to represent them and has engaged the Administrator and Chief of Staff in DC on the Boca Raton issue. This is the proposed response, to get it back into the Region.

I will be reaching out to you and your team to participate in a meeting (and likely pre-briefings) on this issue in the coming weeks.

We will need to pull all prior info together - probably in fact sheet form - to present to Mike. You might want to begin having Kazi pull that together now in anticipation of this.

thanks

Dawn Norman | Director

Leasing Division (4PR) | Southeast Sunbelt Region

U.S. General Services Administration

77 Forsyth Street | Atlanta, GA 30303

O: 404-331-1820 | C: (b) (6)

Dawn.Norman@gsa.gov

----- Forwarded message -----

From: **Joseph Somers - 4P (via Google Docs)** <drive-shares-noreply@google.com>

Date: Wed, Aug 12, 2015 at 11:44 AM

Subject: CanslerConsulting Response letter 08122015 - Invitation to edit

To: dawn.norman@gsa.gov

Cc: andrew.sinn@gsa.gov, johnm.dennis@gsa.gov

joseph.somers@gsa.gov has invited you to **edit** the following document:



CanslerConsulting Response letter 08122015



Dawn / Andrew,

I have made the recommended revisions.

If you are satisfied then I would like you to put a date in the concurrence box below and we can move this action forward to Mike for his review.

Dawn the action for setting up a date for a meeting will likely fall to you once we hear back from central office on their intentions regarding the way forward on this issue.

JD,

FYI

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Google Docs: Create and edit documents online.

Re: CanslerConsulting Response letter 08122015 - Invitation to edit

6 message(s)

Date: Thu Aug 13 2015 12:27:59 GMT-0600 (MDT)
From: Kazi Rizvi - 4PR1AA
To: Tarali Vandervoort - 4PR1A
CC: Jamie Thompson
ID: 14f285233c011f55

Thank you for the update, I will also try to do few more site visits to stay current on the situation but I'm confident that the overcrowding is no longer an issue. Thank you

Kazi S. Rizvi
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CanslerConsulting Response letter 08122015



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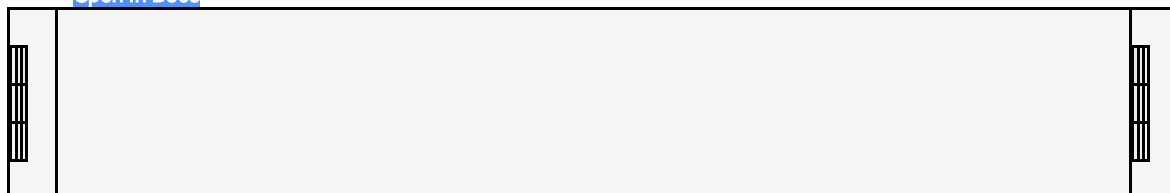
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6 message(s)

Date: Thu Aug 13 2015 13:17:23 GMT-0600 (MDT)
From: Tarali Vandervoort - 4PR1A
To: Kazi Rizvi - 4PR1AA
CC: Jamie Thompson
ID: 14f287f1d05df2d5

Thank you Kazi. Can you also coordinate the site visits with Chris so that we can share the load.

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
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From: **Tarali Vandervoort - 4PR1A** <tarali.vandervoort@gsa.gov>
Date: Thu, Aug 13, 2015 at 2:04 PM
Subject: Re: CanslerConsulting Response letter 08122015 - Invitation to edit
To: Dawn Norman - 4PR <dawn.norman@gsa.gov>

Hi Dawn,

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CanslerConsulting Response letter 08122015



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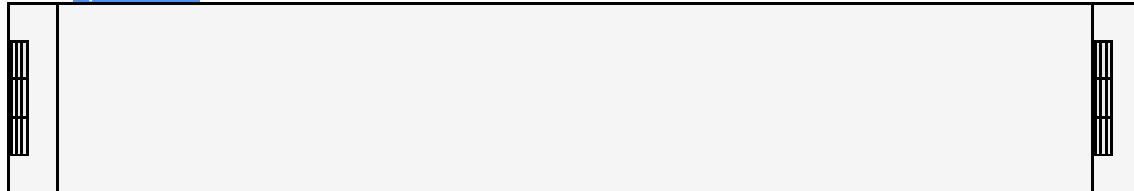
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To: Tarali Vandervoort - 4PR1A
CC: Jamie Thompson
ID: 14f2894e746b5ebb

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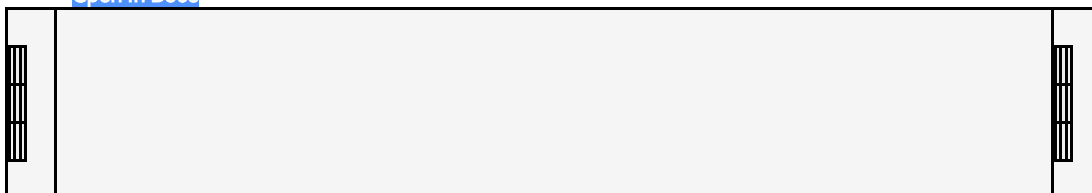
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Date: Thu Aug 13 2015 13:54:52 GMT-0600 (MDT)
From: Tarali Vandervoort - 4PR1A
To: Kazi Rizvi - 4PR1AA
CC: Jamie Thompson
ID: 14f28a1724955aa7

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To: Tarali Vandervoort - 4PR1A
CC: Jamie Thompson
ID: 14f28b77be655d5a

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Dawn.Norman@gsa.gov

----- Forwarded message -----

From: **Joseph Somers - 4P (via Google Docs)** <drive-shares-noreply@google.com>

Date: Wed, Aug 12, 2015 at 11:44 AM

Subject: CanslerConsulting Response letter 08122015 - Invitation to edit

To: dawn.norman@gsa.gov

Cc: andrew.sinn@gsa.gov, johnm.dennis@gsa.gov

joseph.somers@gsa.gov has invited you to **edit** the following document:



CanslerConsulting Response letter 08122015



Dawn / Andrew,

I have made the recommended revisions.

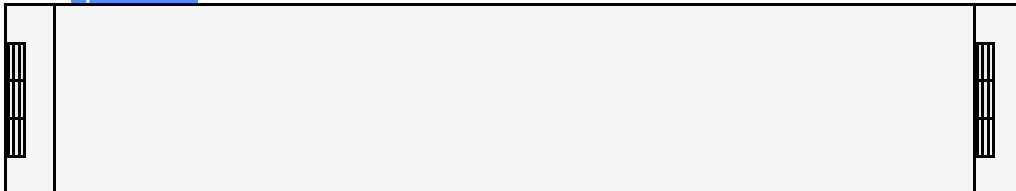
If you are satisfied then I would like you to put a date in the concurrence box below and we can move this action forward to Mike for his review.

Dawn the action for setting up a date for a meeting will likely fall to you once we hear back from central office on their intentions regarding the way forward on this issue.

JD,

FYI

[Open in Docs](#)



Google Docs: Create and edit documents online.

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Thank you,

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)

U.S. General Services Administration

GSA-PBS Leasing Division

7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351

O: 954-233-8390 | C: (b) (6) | F: 954-356-7675

tarali.vandervoort@gsa.gov | www.gsa.gov

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Age Group	Percentage Vaccinated
18-24	~10%
25-34	~25%
35-44	~45%
45-54	~65%
55-64	~80%
65-74	~90%
75-84	~95%
85+	~98%

Duration	Percentage of Respondents
1-5 years	100%
6-10 years	80%
11+ years	10%

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1. **Identify the subject and the main idea.** The subject is the "impact of the COVID-19 pandemic on the global economy." The main idea is that the pandemic has caused a significant economic downturn, leading to job losses, business closures, and a shift in consumer behavior.

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U.S. General Services Administration (GSA)
51 SW First Ave, Suite 423
Miami, FL 33130

Main: 305-536-5751
Desk: 305-507-7741
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11

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1. **Identify the subject and main verb.**
 The subject is "The committee" and the main verb is "has agreed".
 The sentence is in the present perfect tense.

Government	Percentage
Current government	85%
Opposition parties	15%

(b) (5)

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Chris,

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Alice,

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Thank you,

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Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)

U.S. General Services Administration

GSA-PBS Leasing Division

7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351

O: 954-233-8390 | C: (b) (6) | F: 954-356-7675

tarali.vandervoort@gsa.gov | www.gsa.gov

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On Tue, Jul 21, 2015 at 3:16 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:

Alice,

It was a pleasure speaking with you today. You may recall that we did meet in DC back in April during our meetings regarding the Pensacola project. I recall you affectionately named our team "Team Cola".

We are working on updating the information paper for you. This paper has background information and details of finding for each of the site visits. It has not been updated since February therefore, we just need to add the information for the site visits that occurred after that. As soon as that is completed, I will send that information to you along with the letters sent to us by the lessor, our responses and a copy of the claim. I expect to have that information to you by tomorrow.

Thank you,

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(b) (5)

Category	Item	Value
Category 1	Item 1	100
	Item 2	200
	Item 3	300
	Item 4	400
	Item 5	500
	Item 6	600
	Item 7	700
	Item 8	800
	Item 9	900
	Item 10	1000
Category 2	Item 1	100
	Item 2	200
	Item 3	300
	Item 4	400
	Item 5	500
	Item 6	600
	Item 7	700
	Item 8	800
	Item 9	900
	Item 10	1000
Category 3	Item 1	100
	Item 2	200
	Item 3	300
	Item 4	400
	Item 5	500
	Item 6	600
	Item 7	700
	Item 8	800
	Item 9	900
	Item 10	1000
Category 4	Item 1	100
	Item 2	200
	Item 3	300
	Item 4	400
	Item 5	500
	Item 6	600
	Item 7	700
	Item 8	800
	Item 9	900
	Item 10	1000
Category 5	Item 1	100
	Item 2	200
	Item 3	300
	Item 4	400
	Item 5	500
	Item 6	600
	Item 7	700
	Item 8	800
	Item 9	900
	Item 10	1000

1

(b) (5)

1. **Identify the subject and predicate.**
 2. **Identify the object and complement.**
 3. **Identify the adverb and adjective.**
 4. **Identify the preposition and conjunction.**
 5. **Identify the interjection and exclamation.**
 6. **Identify the pronoun and demonstrative.**
 7. **Identify the verb and auxiliary.**
 8. **Identify the noun and proper noun.**
 9. **Identify the numeral and quantifier.**
 10. **Identify the article and determiner.**
 11. **Identify the modifier and intensifier.**
 12. **Identify the phrase and clause.**
 13. **Identify the sentence and paragraph.**
 14. **Identify the style and tone.**
 15. **Identify the genre and purpose.**
 16. **Identify the audience and context.**
 17. **Identify the theme and message.**
 18. **Identify the structure and organization.**
 19. **Identify the coherence and cohesion.**
 20. **Identify the clarity and precision.**
 21. **Identify the fluency and flow.**
 22. **Identify the variety and richness.**
 23. **Identify the originality and creativity.**
 24. **Identify the effectiveness and impact.**
 25. **Identify the quality and quantity.**
 26. **Identify the value and worth.**
 27. **Identify the meaning and significance.**
 28. **Identify the importance and relevance.**
 29. **Identify the interest and appeal.**
 30. **Identify the satisfaction and fulfillment.**
 31. **Identify the happiness and joy.**
 32. **Identify the love and affection.**
 33. **Identify the respect and admiration.**
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(b) (5)

[REDACTED]

[REDACTED]

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Hi team,

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7771 West Oakland Park Blvd, Suite 119
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Office - 954-233-9248

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Thank you,

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51 SW First Ave, Suite 423
Miami, FL 33130
Main: 305-536-5751
Desk: 305-507-7741
Cell: (b) (6)
christopher.singian@gsa.gov

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I plan to visit either Thurs or Fri.

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- When did GSA reach out to the Lessor to ask about additional space/parking/or a new entrance?
- Does the Lessor know about GSA's visit on Thursday? (Rubio's office was very interested in how we are/will work with the Lessor to think about other solutions).

On Wed, Jul 22, 2015 at 3:48 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:

I just shared the folder with you. I must have only given you access to a document in the folder instead of the entire folder the first time. Let me know if you can access it now.

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
 U.S. General Services Administration
 GSA-PBS Leasing Division
 7771 W. Oakland Park Blvd., Suite 119 | Sunrise, FL 33351
 O: 954-233-8390 | C: (b) (6) | F: 954-356-7675
tarali.vandervoort@gsa.gov | www.gsa.gov

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On Wed, Jul 22, 2015 at 3:07 PM, Alice Yates - S <alice.yates@gsa.gov> wrote:

I have a pdf of a letter that was shared with me, but I don't see any google docs on this topic.

On Wed, Jul 22, 2015 at 2:34 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:

Good Afternoon Alice,

I have shared with you the google doc with the information you requested regarding this lease. This document includes, the claim, claim response letter, information paper, and other related correspondence.

I hope this information is helpful.

Thank you,

Tarali (Tara) Vandervoort | Branch Chief, Branch A (4PR1A)
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On Tue, Jul 21, 2015 at 3:16 PM, Tarali Vandervoort - 4PR1A <tarali.vandervoort@gsa.gov> wrote:

Alice,

It was a pleasure speaking with you today. You may recall that we did meet in DC back in April during our meetings regarding the Pensacola project. I recall you affectionately named our team "Team Cola".

We are working on updating the information paper for you, This paper has background information and details of finding for each of the site visits. It has not been updated since February therefore, we just need to add the information for the site visits that occurred after that. As soon as that is completed, I will send that information to you along with the letters sent to us by the lessor, our responses and a copy

Thank you,

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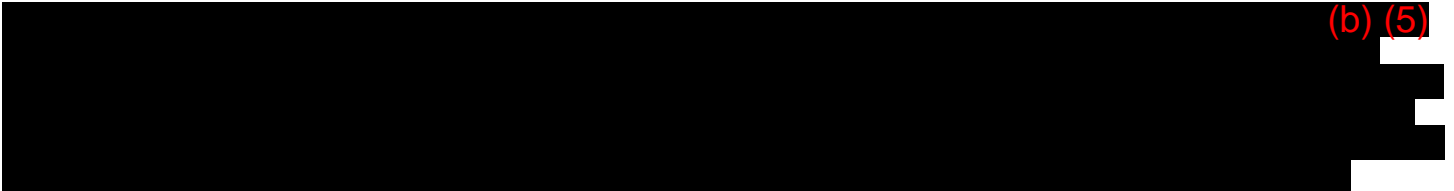
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1 message(s)

Date: Wed Jul 22 2015 12:27:08 GMT-0600 (MDT)
From: James Thompson - 4PR1AA
To: Tarali Vandervoort
CC:
ID: 14eb704e6d2e423d

Response to claim

Jamie Thompson
Section Chief
Leasing Division
954-233-8381
7771 W. Oakland Park Blvd
Sunrise FL 33351
1 Attachments:
[claim response 3-6-15.pdf](#)